



Switch House West Battersea Power S
Circus Road West, SW11

CHESTERTONS





Situated inside the landmark and iconic Grade 2 Battersea Power Station itself, this delightful and large studio apartment in Switch House boasts a spacious living and dining area along with a stylish and generous bathroom, with finishes which are exceptional and reflective of the quality that has gone into the development of the Power Station.

Battersea Power Station is one of the largest developments in Europe with a host of excellent amenities including swimming pool, gym, sauna, concierge and working facilities. Further exercise options include Bear Grylls military fitness and Anthony Joshua's BXR due to open this year, as well as the amazing shopping opportunities of the Power Station itself with luxury brands of all kinds. The Power Station is next to the river the area has become a lifestyle hub for those living there. The whole area is now in Zone 1 with excellent transport links including the new Battersea Power Station tube and the main line station at Battersea Park to Victoria, as well as the Uber River Boat which goes all the way to Greenwich.

- Part of the Iconic Battersea Power Station
- Outstanding finish
- Spacious studio
- 24hr Concierge facility

Asking Price £895,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	75	75
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 987 years 9 months
Service Charge: £7000 Approximately
Ground Rent: £450
Local Authority: Wandsworth
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road
 London
 SW11 3AU

batterseapark@chestertons.co.uk

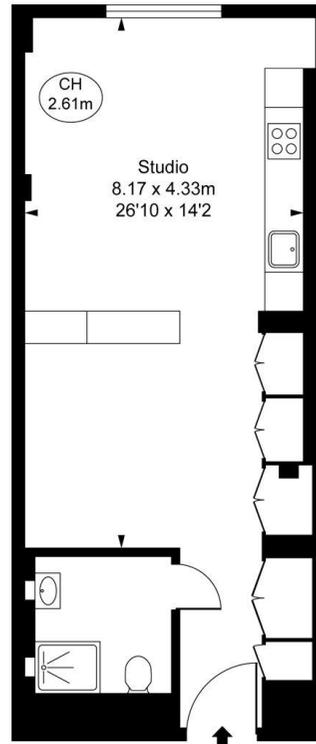
0203 040 8700

chestertons.co.uk

Switch House West,
Battersea Power Station, SW8

Approximate Gross Internal Area
46.97 sq m / 506 sq ft

(CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable