

## Dawson House, Battersea Power Station Asking Price £1,100,000

A stunning two bedroom, two bathroom apartment located in Dawson House, Battersea Power Station. Well laid out, the property offers an open plan kitchen/ reception room with integrated appliances, two double bedrooms with built in storage and two luxurious bathrooms.

The Battersea Power Station development features a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Dawson House is located in the West phase of the complex ideally situated for the River Thames, Chelsea, Battersea Park and local tube and rail stations.

Approximately 986 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

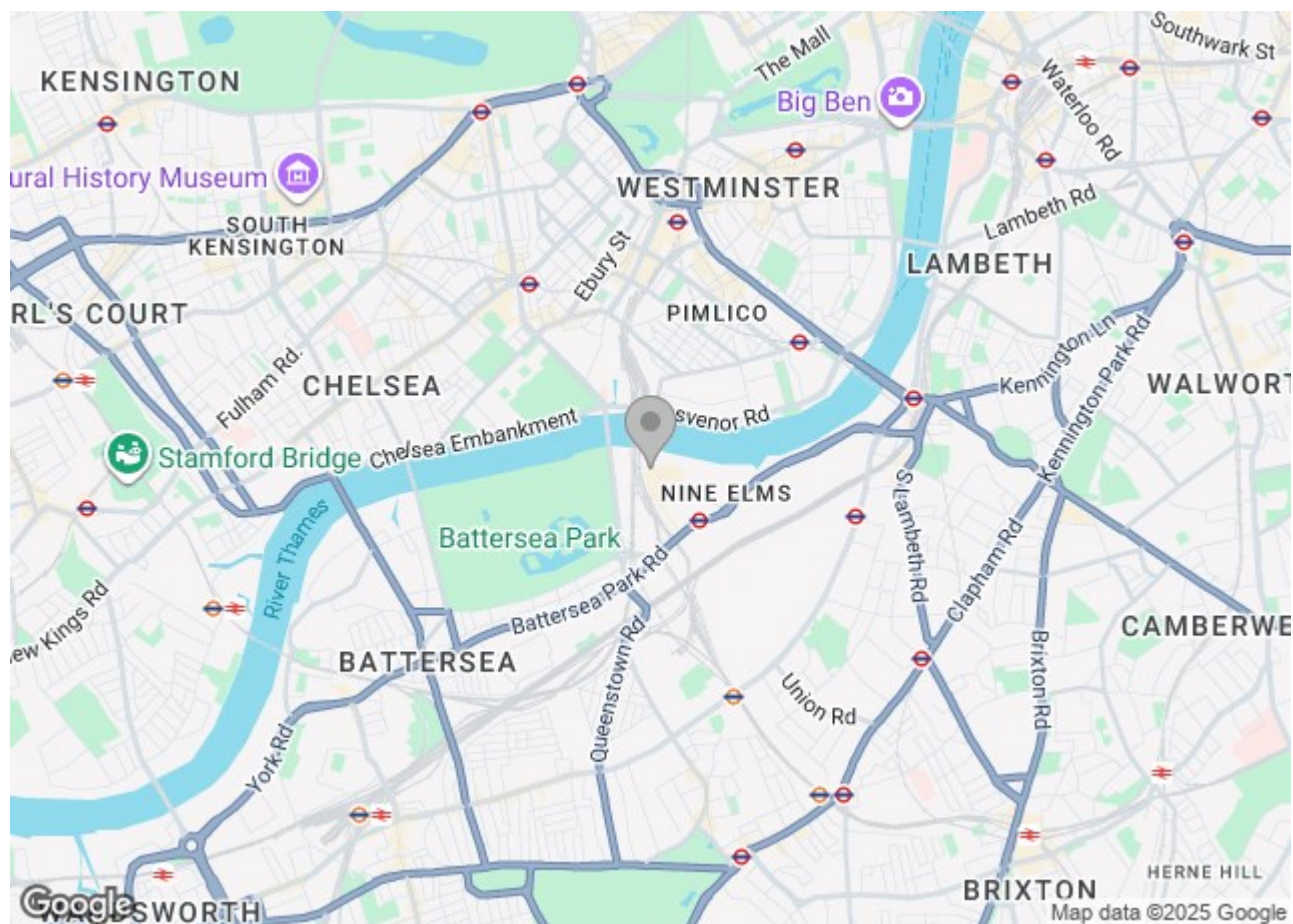
Council tax band: F Wandsworth

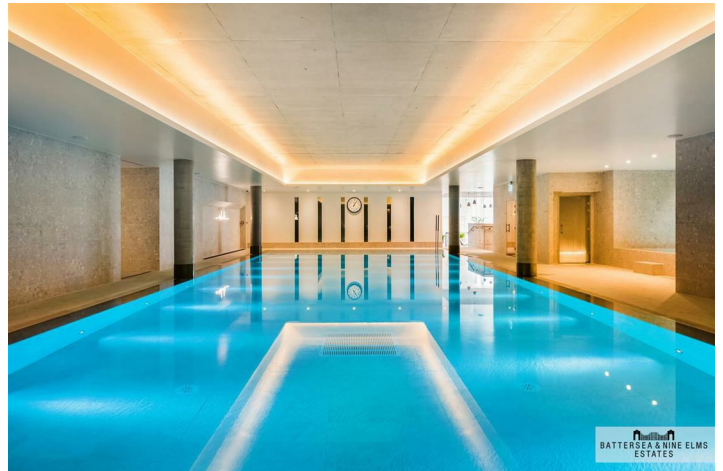
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking No | Cladding: EWS1 Certificate available

# 11 Circus Road West London



- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Residents cinema suite
- Residents gym & swimming pool
- Zone 1 transport links



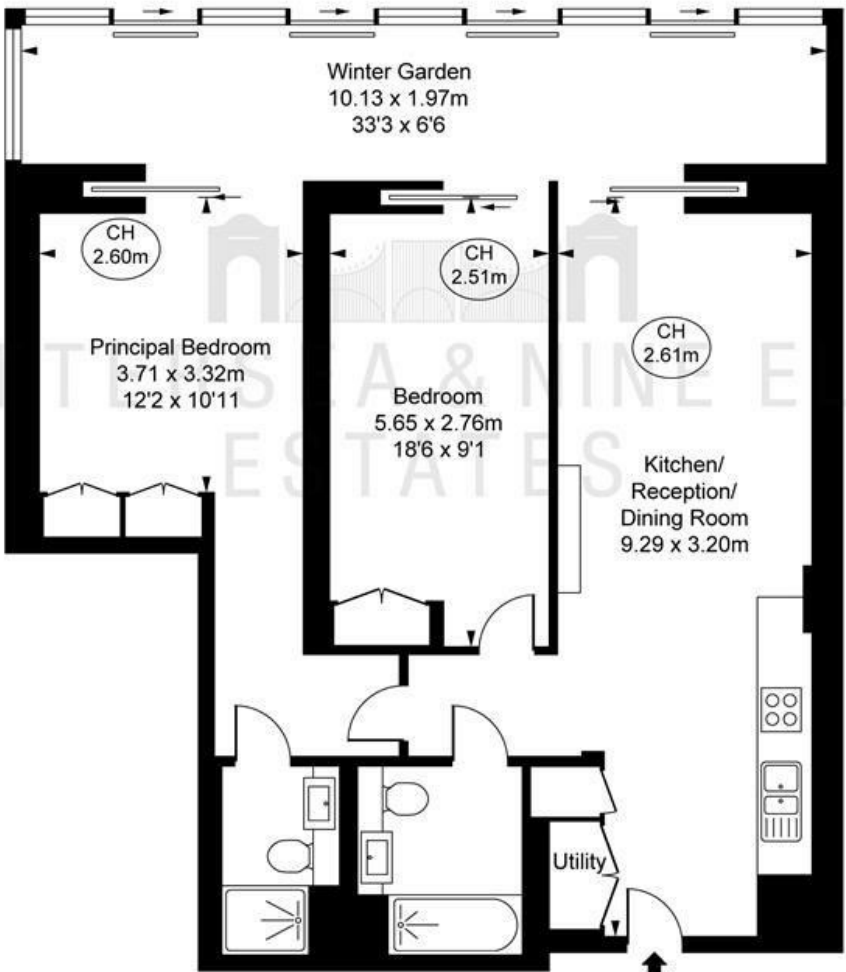


Dawson House,  
Circus Road West, SW11

Approximate Gross Internal Area  
101.93 sq m / 1,097 sq ft

( Including Winter Garden  
19.22 sq m / 207 sq ft )

( CH = Ceiling Heights )



Third 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
81 81			82 82		