



Fladgate House
4 Circus Road West, SW11

CHESTERTONS





A stunning two-bedroom two-bathroom apartment in Fladgate House, Battersea Power Station.

The apartment is located on the tenth floor with lift and offers a spacious 1,149sq ft of living space. There are two double bedrooms in the apartment both benefitting from built in storage, two bathrooms and an open plan kitchen/reception room with space for dining. The reception room and both bedrooms lead out onto a private winter garden which can also be used as an additional lounge area. The apartment is presented in immaculate condition with wooden flooring throughout.

Residents in the Battersea Power Station has access to 24-hour concierge, residents' gym and swimming pool. It is ideally situated for the River Thames, Chelsea, Battersea Park where residents will be in close proximity of vibrant shops, restaurants and leisure spaces.

- Partial River Views
- 24 Hour Concierge
- Resident Gym
- Pool & Spa Facilities
- Wooden Flooring
- Secure Building

£5,200 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	77	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

Minimum Term: 12 months
Deposit Required: £7,200.00
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: C
Furnished, Unfurnished

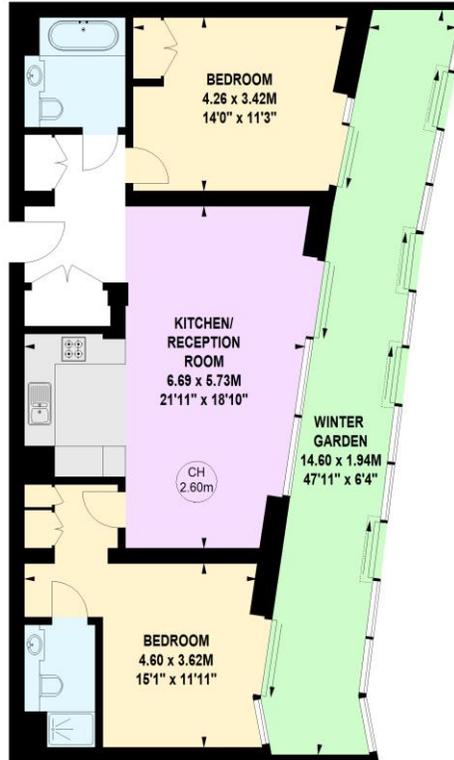
Chestertons Battersea Park & Nine Elms Lettings

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Fladgate House, Circus Road West, SW11

Approximate gross internal area
106.74 sq m / 1149 sq ft
(Including Winter Garden)
Winter Garden
26.38 sq m / 284 sq ft

Key :
CH - Ceiling Height



Tenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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