



23, Circus Road West London

£700 Per Week

This stunning studio apartment is set within the iconic Battersea Power Station development. Its bespoke design and high specification finish creates a luxurious and spacious living space. Benefiting from floor to ceiling windows that open on to the winter garden, the apartment is filled with natural light. The open plan kitchen/ reception room is complete with fully integrated appliances.

In an aim to offer the epitome of city living this brand new development will boast a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Scott 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.

Council Tax Band: Wandsworth - D
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access
Holding Deposit - £700 (1 weeks rent, subject to agreed offer)

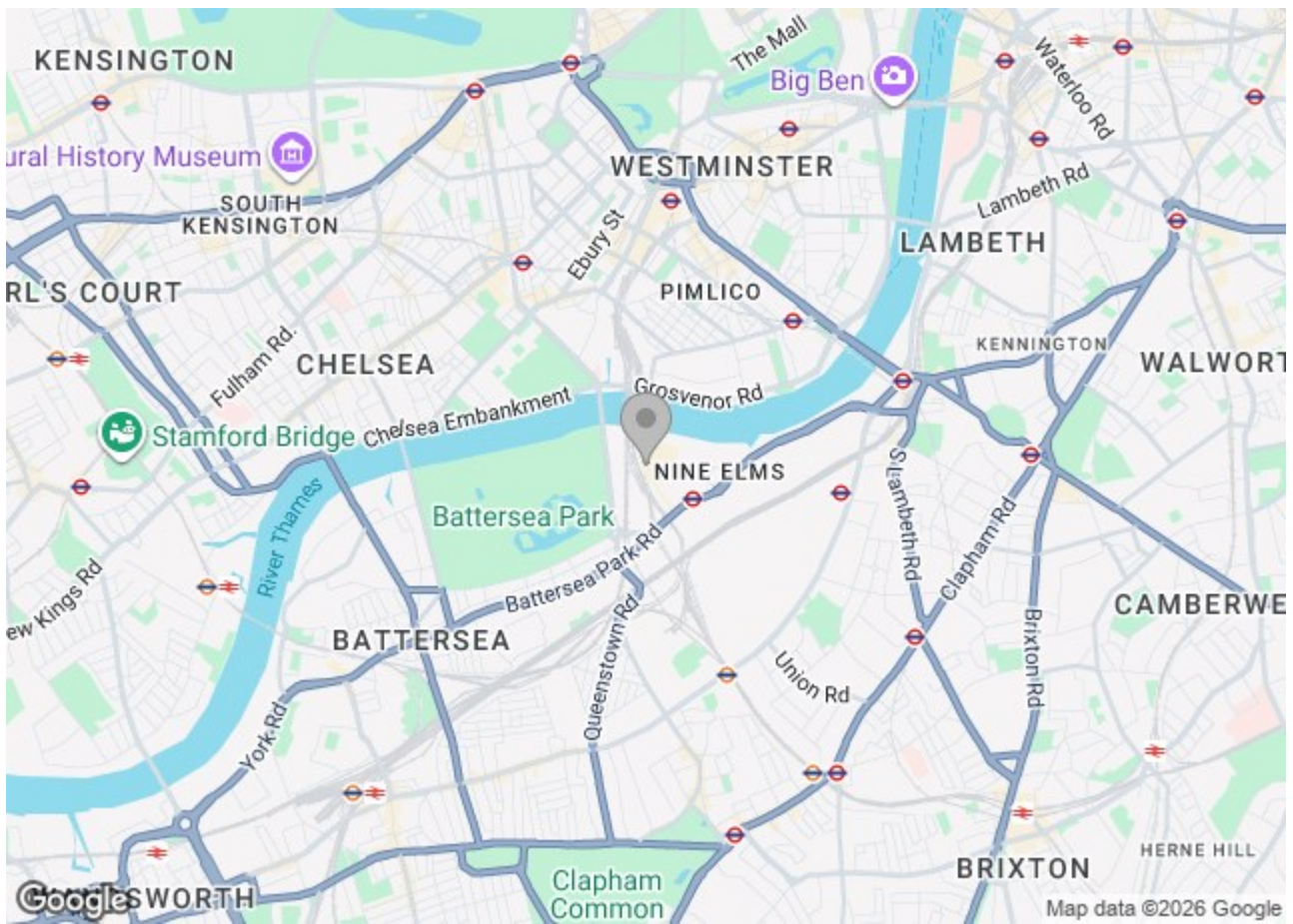
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre

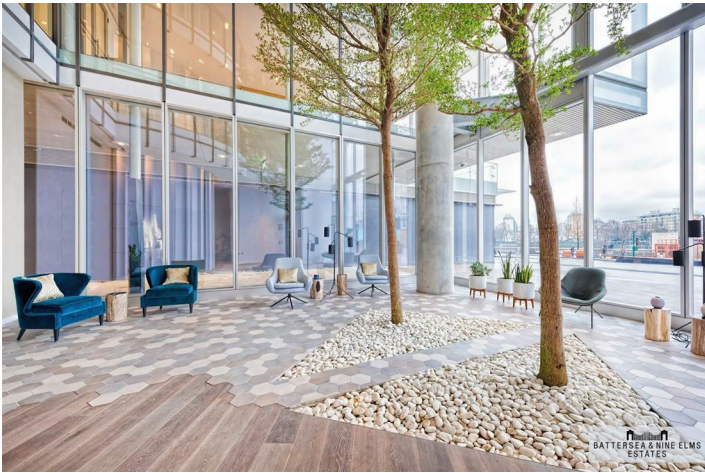
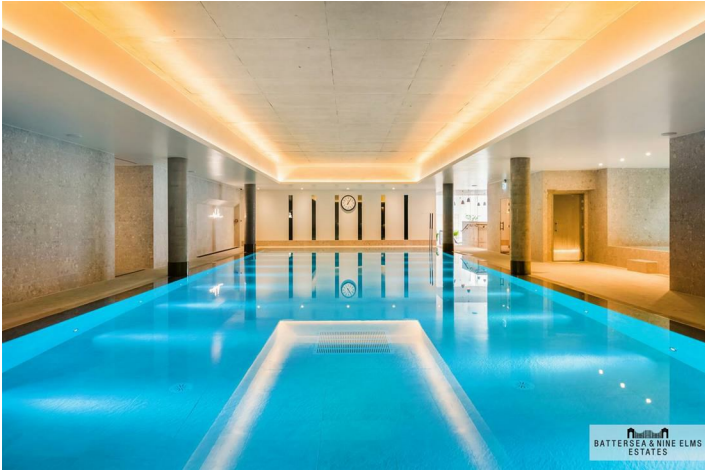
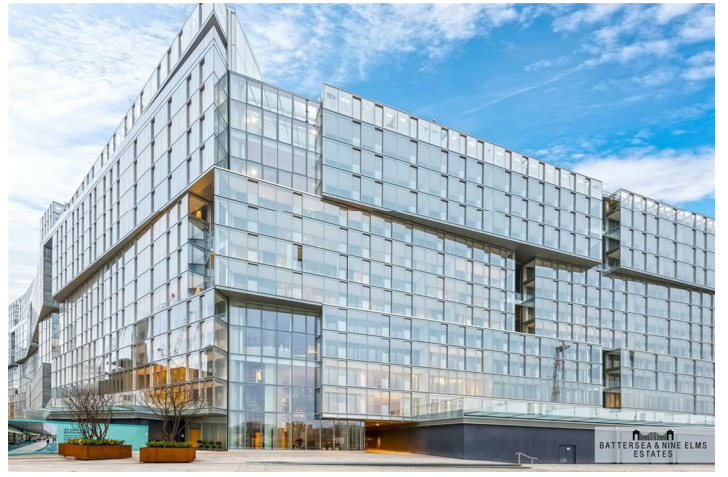
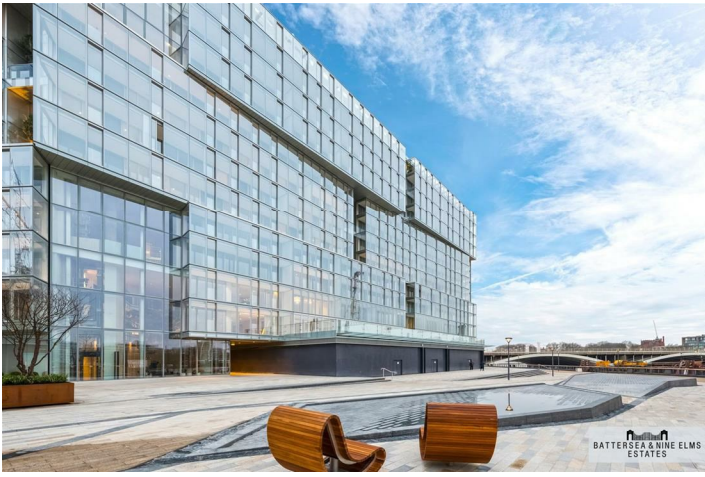
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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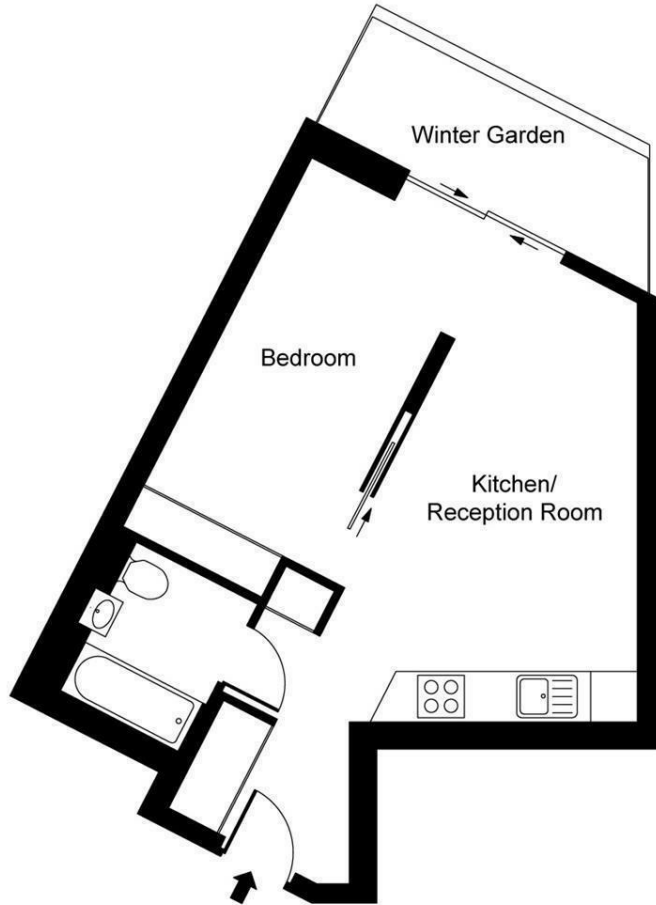


- Residents lounge & bar
- Interior designed bathroom & kitchen
- 24 Hour concierge
- Fully integrated appliances
- Winter garden
- Iconic riverside development

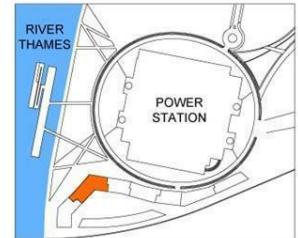




Floor Plan



**Scott House,
Battersea Power Station, SW8**
Approximate Gross Internal Area
43.90 sq m / 473 sq ft



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		79	79	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		