



Ambrose House  
19 Circus Road West, SW11

CHESTERTONS





A fantastic opportunity to secure a spacious state of the art two-bedroom apartment in the iconic Battersea Power Station development.

Situated within Ambrose House, this luxurious 9th floor apartment offers over 1,250 sq. ft. of living space featuring two double bedrooms (one en-suite) and fitted wardrobes, an additional family bathroom, an open-plan reception & dining area, and a fully fitted kitchen with built-in appliances. Featuring a larger than normal winter garden with space to accommodate a large number of people, accessible via the reception room with stunning views of the river Thames and a host of London landmarks. This property is offered unfurnished, includes comfort cooling to the living room and bedrooms.

The famous icon Battersea Power Station is in the heart of Central London, and it is firmly within the Central Activity Zone, in one of the capitals most desirable residential neighbourhoods and surrounded by parks and gardens. The new Underground Northern Line offers excellent transport into central London and beyond.

Battersea Power Station offers residents exclusive access to an on-site gymnasium, sauna, a 24-hour concierge service, and indoor swimming pool.

- River Views
- Unfurnished
- 9th Floor
- Power Station Facing
- Concierge
- Residents Gym

**£5,500 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Deposit Required:**

**£7,615.38**

**Local Authority:**

**London Borough of Wandsworth**

**Council Tax Band:**

**F**

**EPC Rating: C**

**Unfurnished**

**Chestertons Battersea Park & Nine Elms Lettings**

62-64 Battersea Bridge Road

London

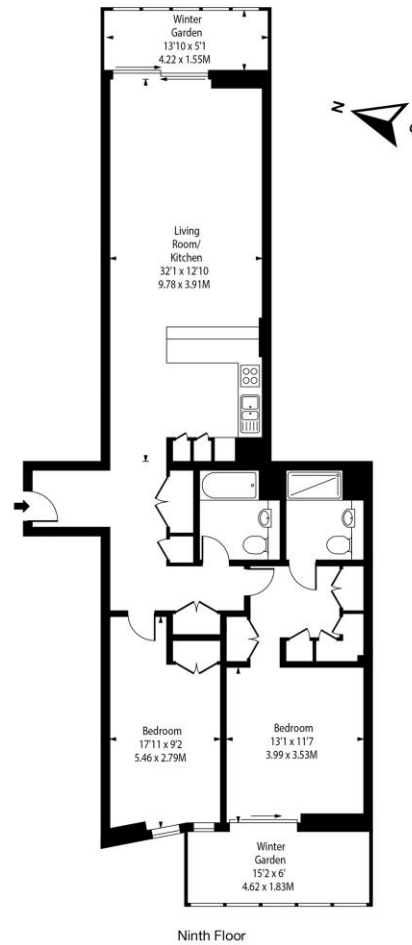
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02030408269

[chestertons.co.uk](http://chestertons.co.uk)

## Ambrose House, SW11



Approx Gross Internal Area **1253 Sq Ft - 116.40 Sq M**

Includes Limited Use Area - 28 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 54361



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