

## 23 Circus Road West London

A beautifully designed one bedroom apartment located in Scott House. This stunning apartment comprises of one bedroom, a luxurious bathroom, bespoke built in storage, a fully equipped kitchen finished to a high specification, an open plan kitchen/ reception room, and a winter garden.

In an aim to offer the epitome of city living this exciting development boasts 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 - E

**£800 Per Week**

## 23 Circus Road West London



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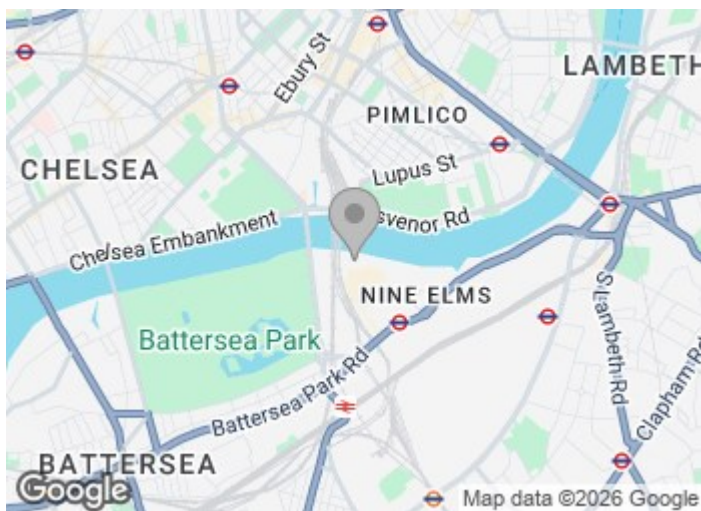


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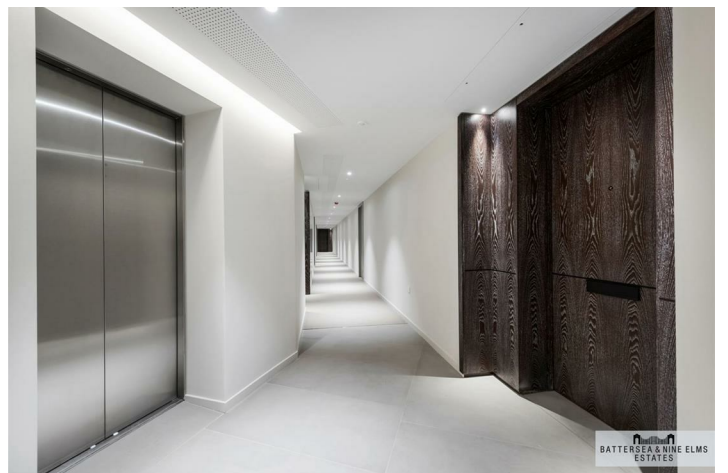
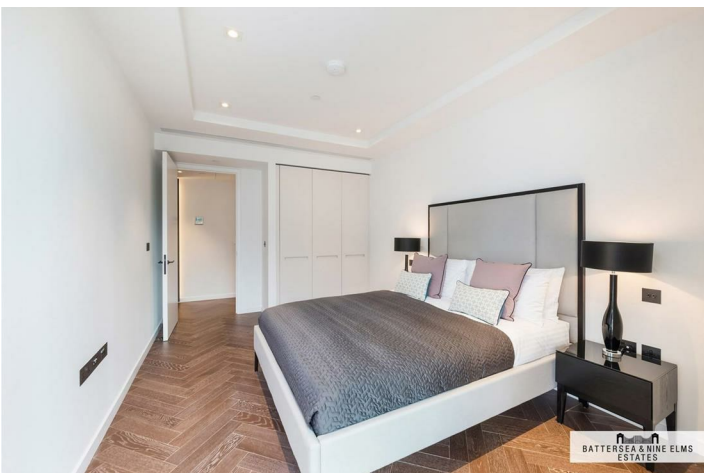
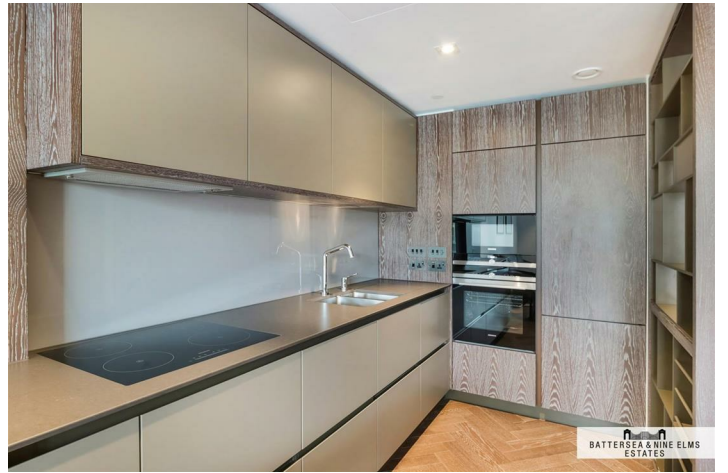
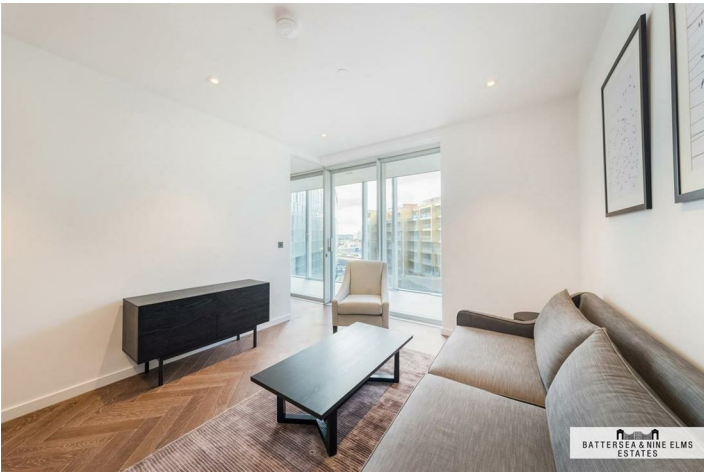
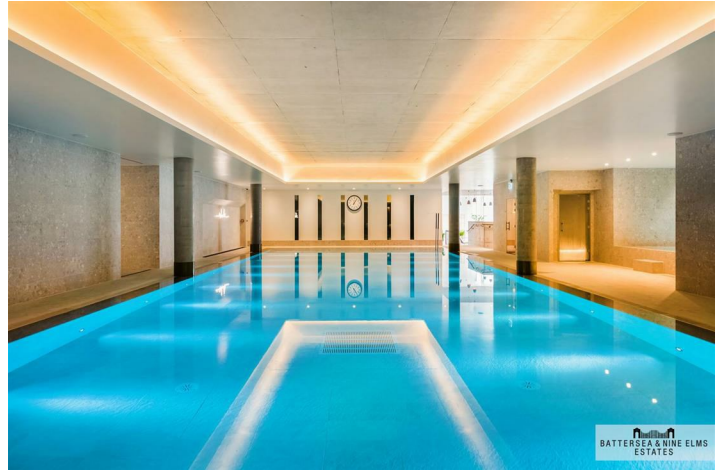
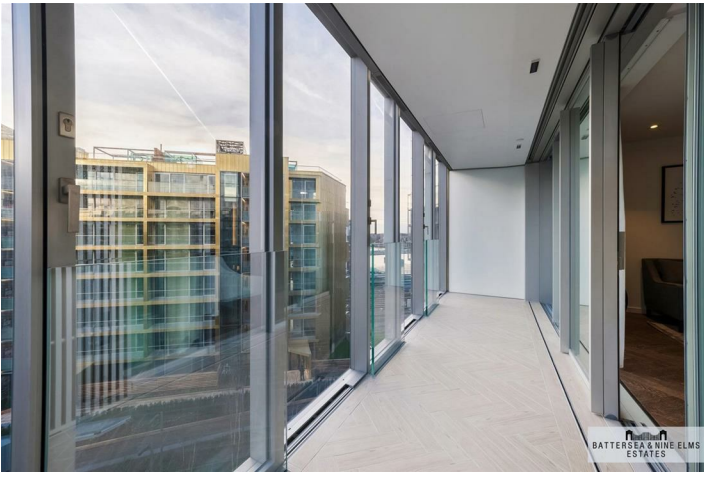


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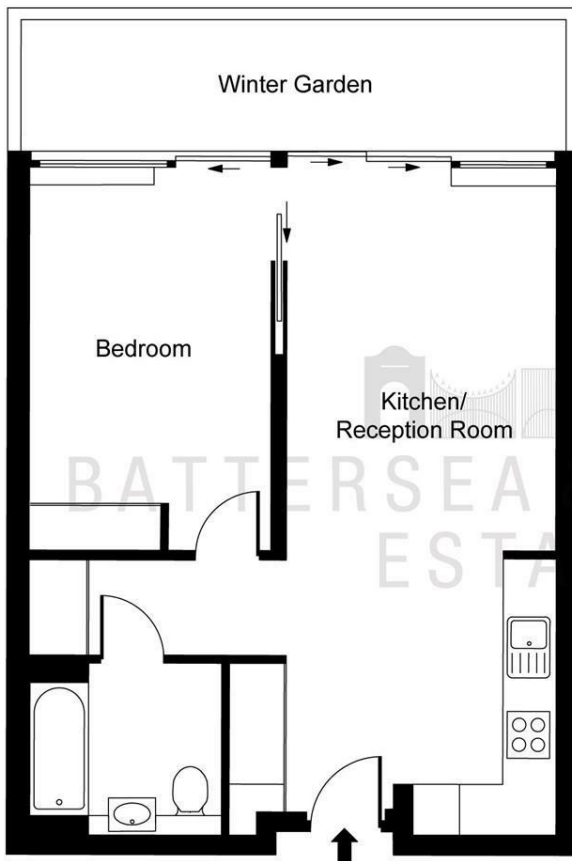
- Finished to a high standard
- 24 Hour concierge
- Iconic development
- Residents lounge & bar
- Swimming pool & spa



[Directions](#)



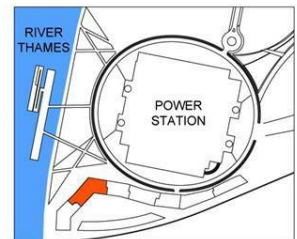
# Floor Plan



## Scott House, Battersea Power Station, SW8

Approximate Gross Internal Area  
55.80 sq m / 601 sq ft

Winter Garden  
10.70 sq m / 115 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	83	83	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	86	86
(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	