



CIRCUS ROAD WEST, LONDON, SW11

Carter Jonas

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Battersea Power Station is at the heart of Central London's most iconic new development. Within minutes walking distance of Chelsea and Westminster and with the River Thames offering the best commute in town.

This apartment is finished to a very high standard and offers open plan, fully equipped kitchen/reception with double aspect views over the river Thames through sliding glass doors from the winter garden which is also accessible from the double bedrooms. Both bedrooms have their own ensuite bathroom and there is a separate WC for guests. Further benefits include allocated parking.

Resident facilities include concierge, on-site gym, swimming pool and spa, beautifully designed residents' lounges, meeting rooms, cinema and library.

Situated by the river this luxury apartment is ideally located for Chelsea and Battersea Park and public transport with the newly opened Battersea Power Station Tube (Northern Line) being 0.3 miles and Battersea Park and Queenstown Road Station within 0.7 miles each.

AMENITIES

- Two Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living/Dining Room
- Wrap-Around Winter Garden
- Luxurious Health and Fitness Spa
- Fully Equipped Gym
- Swimming Pool
- Residents' Lounges, Meeting Rooms, Cinema and Library
- Private Residents' Gardens
- 24-Hour Concierge
- Leasehold: 989 Years Remaining
- Council Tax Band: G

TENURE Leasehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C

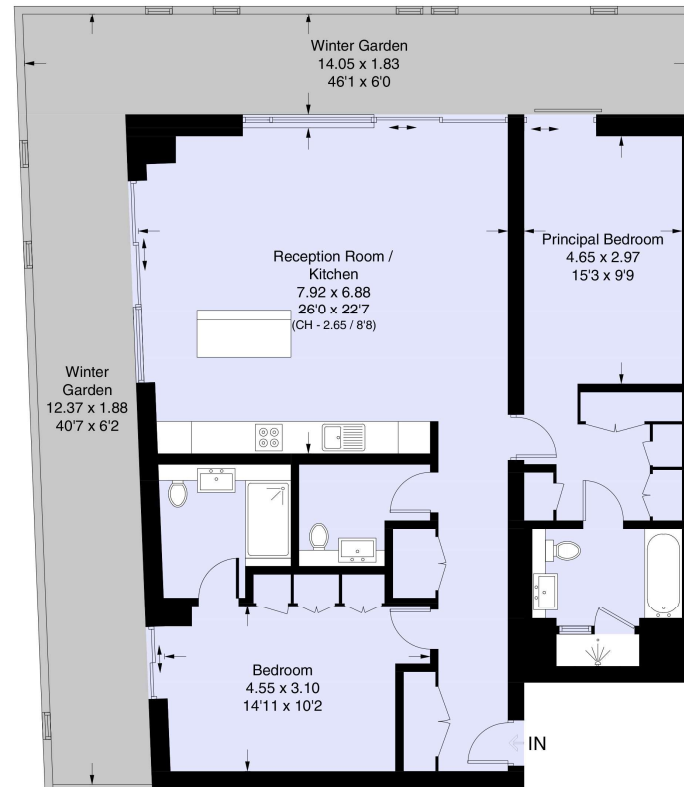






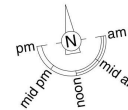
Bessborough House, Circus Road West, SW11

Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft
 Winter Garden = 47 sq m / 506 sq ft
 Total = 158.5 sq m / 1706 sq ft



Third Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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		

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Classification L2 - Business Data