

A ONE BEDROOM PENTHOUSE APARTMENT  
WITH A PRIVATE ROOF TERRACE

# CIRCUS ROAD EAST

BATTERSEA, SW11

£1,450,000

Asking Price

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,450,000	<b>Square Footage</b> 872
<b>Council Tax Band</b> TBC	<b>EPC</b> C
<b>Ground Rent</b> Nil	<b>Service Charge</b> £10034
<b>Tenure</b> Leasehold	

A wonderful one bedroom apartment found in one of London's most iconic landmarks, the flat benefits from a location within Battersea Power Station itself, having its own private roof terrace with views over the River Thames. Located on the eighth (top) floor, with a dual aspect, this contemporary property offers expansive living space and has been designed to the highest of standards. This light apartment boasts an impressive open plan kitchen/living area, with stylish and light enticing floor to ceiling windows, a spacious double bedroom with walk-in wardrobe area and bathroom suite.

Benefitting from 24 hour concierge, Battersea Power Station also boasts residents only landscaped communal gardens, onsite residents lounges, a cinema room; along with a gym and pool complex at The Spring, which can be found in Circus West Village.

The Battersea Power Station complex hosts an array of local essential shops, along with coffee bars and restaurants, as well as world renowned brands. The newly expanded Northern Line is located on the edge of the development, providing links into central London and beyond.

## FEATURES

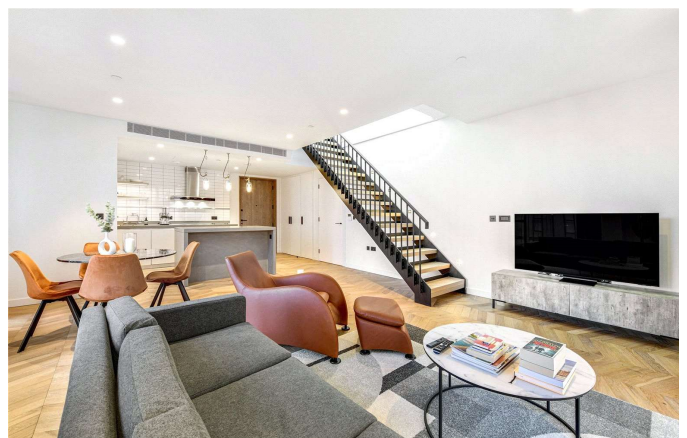
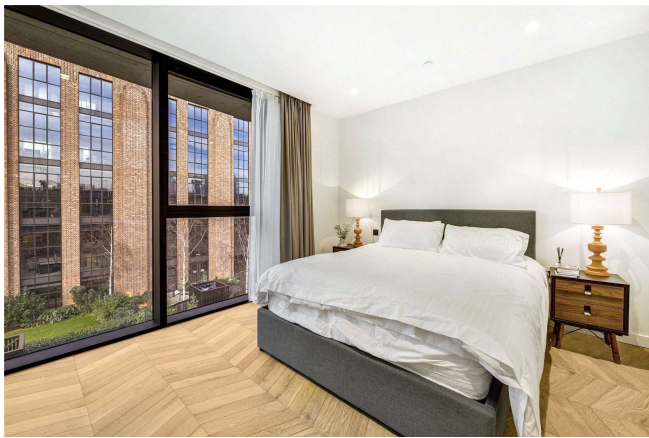
- One Bedroom
- One Reception
- One Bathroom
- Swimming Pool
- Concierge
- 24 Hour Security
- Lift
- Communal Gardens

## LOCATION



**KNIGHTSBRIDGE SALES**  
55-57 SLOANE AVENUE, SW3 3DH

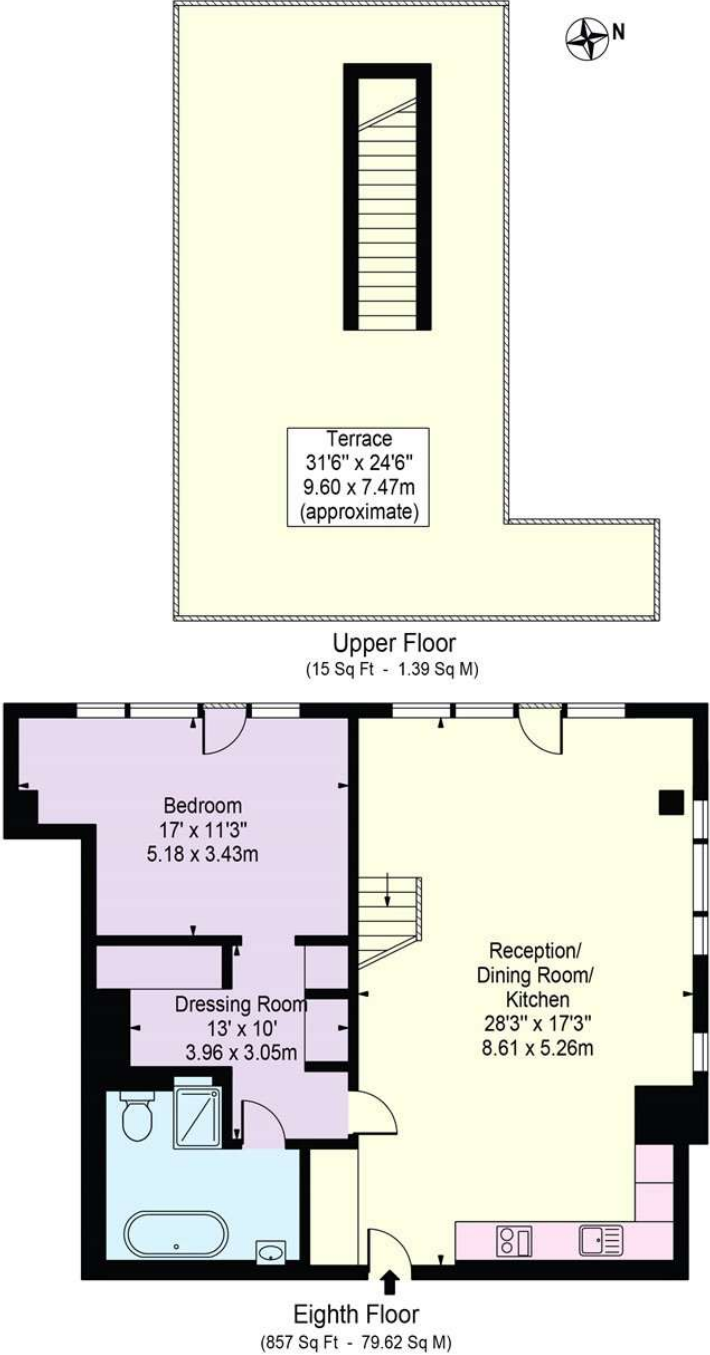
020 7235 9641  
sales.knightsbridge@bhhs-london.com



# FLOORPLAN

## Switch House East

Approx. Gross Internal Area 872 Sq Ft - 81.01 Sq M  
Approx. External Area Of Terrace 471 Sq Ft - 43.76 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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