

Circus Road West, London SW11



LUXURIOUS DUAL ASPECT TWO BEDROOM APARTMENT.

Luxurious two bedroom apartment located on the thirteenth floor of Pearce House, within the exciting new Battersea Power Station development. The apartment offers a spacious reception/dining area with fully equipped kitchen leading onto an East facing private balcony, overlooking the river Thames. The principal bedroom has a stunning built in dressing room and modern en-suite shower room. Further generous second bedroom which also has built in wardrobes, en-suite shower room and access to a West facing winter garden. In addition, the apartment has a separate family bathroom and extra storage space in the entrance hall. Residents can enjoy private garden, residents' club/bar, swimming pool, health spa and gym. There is also 24 hour concierge, on-site restaurants/shops and cinema.

Battersea Power Station is one of the most original and anticipated developments London has ever seen and is totally unrivalled in awe factor. On the banks of the River Thames, the development is close to Chelsea, Battersea Park and all the highlights of the surrounding area. A number of close by bus routes run to Vauxhall and Sloane Square. Transport links will further be enhanced by the extension of the Northern Line of the London Underground to two sites on the ground of the development.





ACCOMMODATION

Open plan reception room ♦ 24 hour concierge and security ♦ Residents swimming pool, sauna and gym ♦ 2 double bedrooms ♦ Stunning views of the River Thames ♦ Winter Garden ♦ Thirteenth floor ♦ EPC=C

London Borough of Wandsworth
Leasehold



Gross Internal Area (Approx.)
107.28 Sq M - 1,155 Sq Ft
(Including Winter Balcony
6.86 Sq M - 74 Sq Ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Thirteenth Floor

onTheMarket.com

recycle

Viewing: Strictly by appointment with Savills.

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