



Two Bedroom Duplex Apartment in  
Battersea Power Station

# CIRCUS ROAD EAST

BATTERSEA, SW11

Asking Price  
£2,050,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

## Guide Price

£2,050,000

## Square Footage

1,292

## Council Tax Band

EPC

C

## Ground Rent

£800 pa

## Service Charge

£16664.28 pa

## Tenure

Leasehold 985 Years

Remaining

An incredible two bedroom duplex found in one of London's most iconic landmarks, this stunning two bedroom home combines modern chic design while remaining loyal to the buildings industrial heritage.

Located on the fourth floor, this duplex apartment boasts close to 1300 sq. ft of living space. The ground floor boasts an impressive open plan kitchen / living area, with stylish and light enticing floor to ceiling windows. There is also a family bathroom, perfect for the use of guests or when downstairs. Going upstairs you find an incredible principal bedroom with its own en suite bathroom. There is also a second room, on the Mezzanine level perfect as a snug, office or second bedroom which also benefits from its own bathroom. Benefitting from 24 hour concierge, Battersea Power Station also boasts landscaped communal gardens, an onsite residents' lounges 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.

The new expanded Northern Line, also conveniently stops just outside the development providing links into central London and beyond.

# FEATURES

Two Bedrooms

One Reception Room

Three Bathrooms

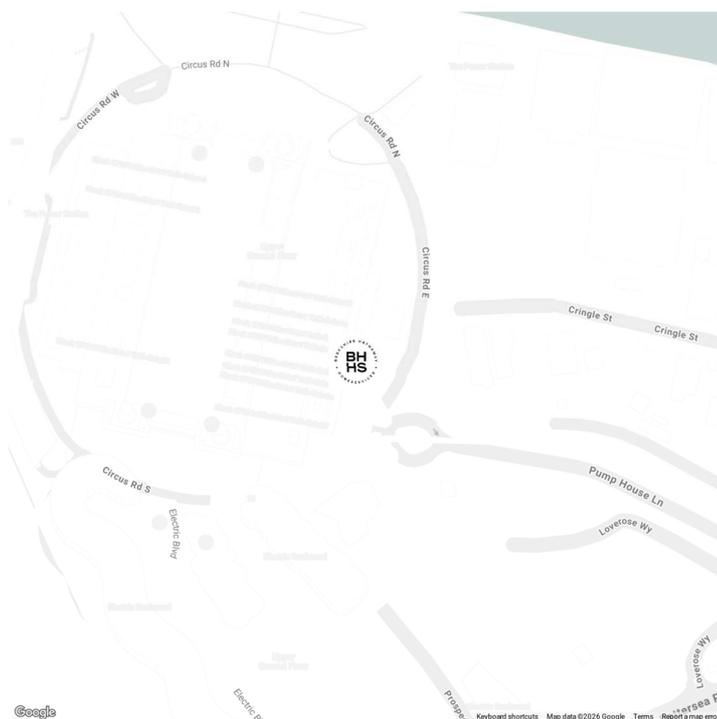
Concierge / Porter

24 Hour Security

Lift

Communal Gardens

# LOCATION



## KNIGHTSBRIDGE SALES

24-25 Albion St, Hyde Park Estate, London,  
W2 2AX

020 7262 2030

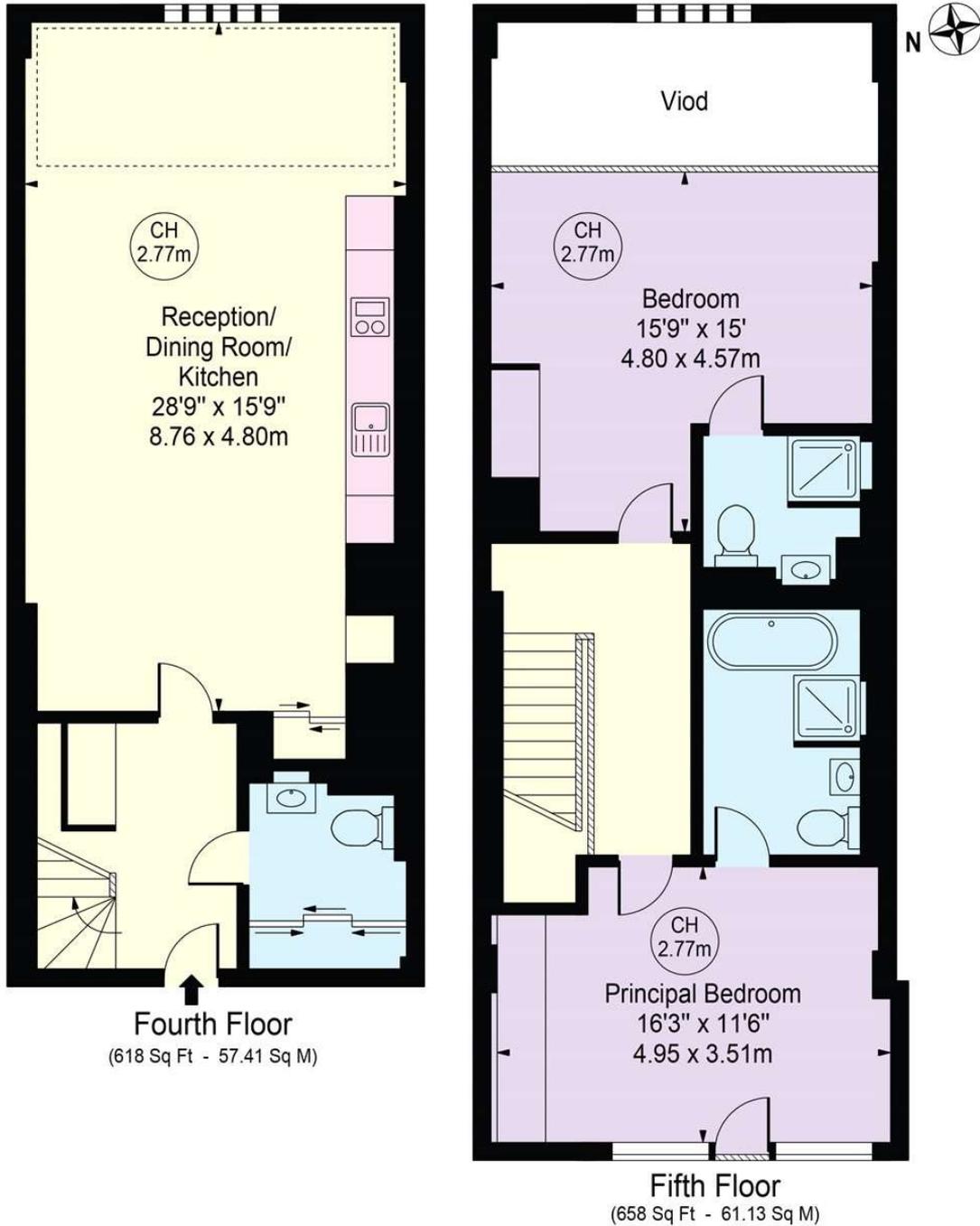
sales.knightsbridge@bhhs-london.com



# FLOORPLAN

## Switch House East

Approx. Gross Internal Area 1276 Sq Ft - 118.54 Sq M  
(Excluding Void)



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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