



Halliday House, Circus Road West, Battersea, SW11

Offers in excess of: £649,000

 Benham
& Reeves

Halliday House, Circus Road West, Battersea, SW11

 1 Bedroom

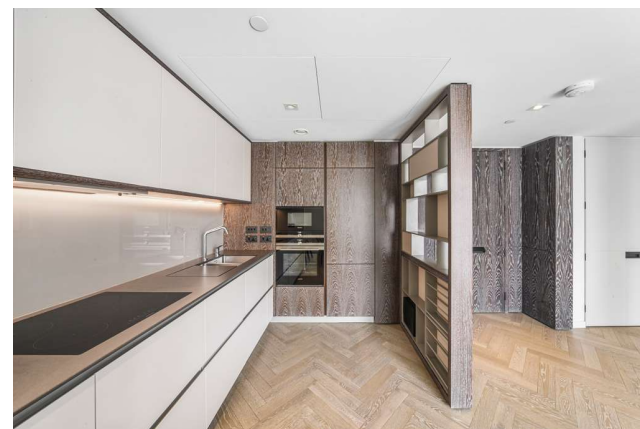
 1 Bathroom

 Leasehold

A stunning one bedroom apartment located within the iconic Battersea Power Station development. The apartment is set on the sixth floor of Halliday House and spans a sizeable 688 square feet (approx.), including the winter garden. The apartment is well designed throughout and comprises a luxury open-plan kitchen, spacious living area leading to a stunning winter garden with views over the Power Station and the River Thames. There is a double bedroom with a large, fitted wardrobe area and a three-piece bathroom suite and a secure underground large storage cage.

With the purchase of the apartment, you can enjoy the Riverhouse private club overlooking the River Thames with its bar, dining, screening, and games rooms. There is also a swimming pool and gymnasium. The iconic Grade II-listed Battersea Power Station building and surrounding areas are being brought back to life as one of the most exciting and innovative mixed-use neighbourhoods in the world – a place for locals, tourists, and residents to enjoy a unique blend of restaurants, shops, parks, and cultural spaces. The developments benefit from a variety of cafes, bars, and restaurants, plus a selection of independent shops and boutiques, whilst also being just across the river from the fashionable shopping districts and eateries of Chelsea.

Future benefits include the brand-new Battersea Power Station Underground station and a new parkland stretching from the power station down to Vauxhall.



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Property Features:

- One Bedroom
- One Bathroom
- Sixth Floor
- 688 Square Feet (Approx. including Winter Garden)
- Underground Large Storage Cage
- 24-Hour Concierge
- Residents' Lounge,
- Swimming Pool and Spa
- Gymnasium
- Battersea Power Station (Northern Line. (Zone 1)

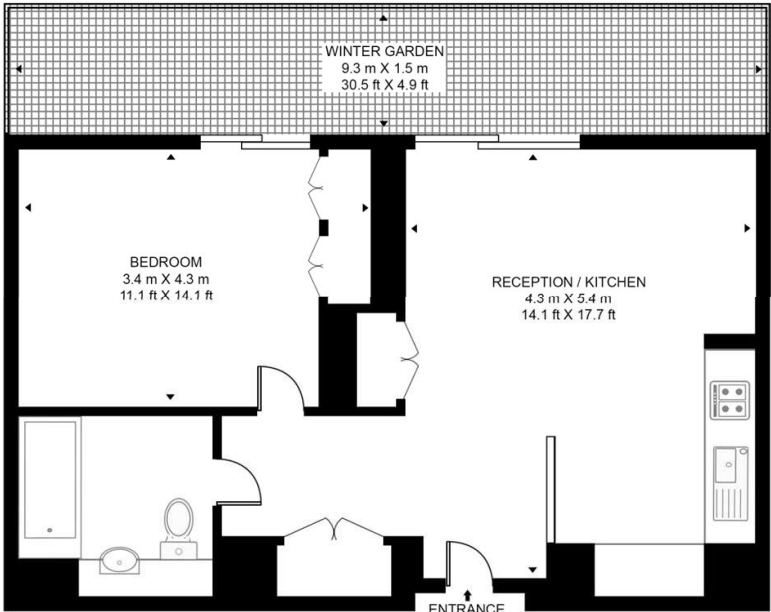



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HALLIDAY HOUSE, BATTERSEA POWER STATION

APPROXIMATE GROSS INTERNAL FLOOR AREA 537 SQ.FT (49.9 SQ.M)
(INCLUDING WINTER GARDEN 688 SQ.FT (63.9 SQ.M))



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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 



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£649,000
Tenure:	Leasehold Expires 18/12/3011 Approximately 986 Years Remaining
Ground Rent:	£583.08 (per annum) Review Period: 10 years Next: 2032 Increase: By RPI for the relevant year
Service Charge:	£6,820.04 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.5% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250110

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