



Dawson House, Circus Road West, Battersea Power

Asking Price: £1,225,000

Benham
& Reeves

Dawson House, Circus Road West, Battersea Power Station, SW11

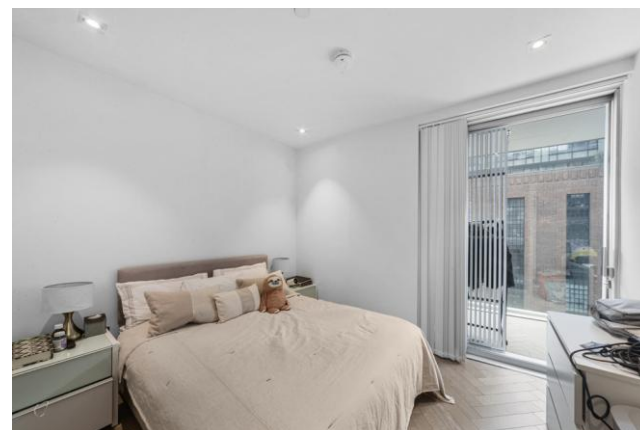
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the fifth floor of Dawson House, spanning an approximate 908 square feet and boasting stunning views of the Battersea Power Station, is this larger-than-average two bedroom apartment. The huge open-plan reception area features a large living room with bespoke joinery, a spacious dining area and a large fully fitted kitchen. Two generous bedrooms offer flexible accommodation for a young family or couple. All rooms open onto the large Winter Garden, offering a flexible indoor/outdoor feel year-round. There are two bathrooms, including one en-suite to the main bedroom and a separate utility room providing ample additional storage. The apartment is finished to a very high standard throughout. The flat comes with wooden flooring, comfort cooling throughout, and a secure right to park in the underground car park at Circus West. The apartment is offered chain-free with vacant possession for a prompt exchange.

The residents of Dawson House benefit from exclusive access to the roof terrace, the only residents' roof terrace within the Battersea Power Station development. Also available to the residents of Circus West is a private garden and a 5,000 sq. ft. private residents' club, designed by the renowned David Linley. Entering through a triple-height lobby area, it is home to a private bar and dining space, as well as a library, business centre, private cinema, and a host of additional amenities for residents.

The residents will 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.

Dawson House is perfectly positioned beside Battersea Power Station Underground station (Northern line, Zone 1).





Property Features:

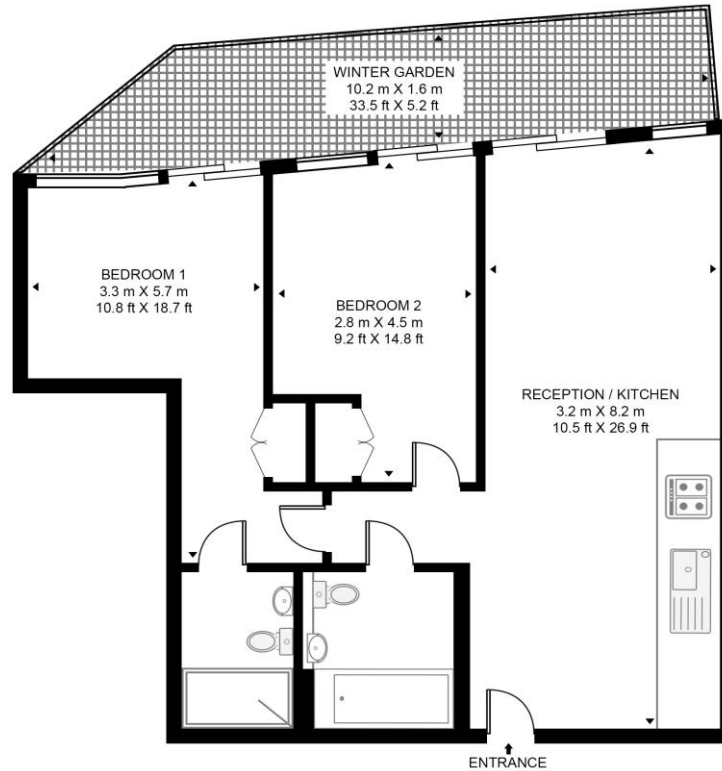
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 908 Square Feet (Approx. Including Winter Garden)
- Spacious Winter Garden Overlooking the Iconic Battersea Power Station and River Thames
- Comfort Cooling and Wooden Flooring Throughout
- 24 Hour Concierge Service
- Residents' Lounge with Bar/Restaurant, Screening Rooms, Gym and Pool with Spa Facilities on Site
- Battersea Power Station (Northern Line. Zone 2)



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DAWSON HOUSE, BATTERSEA POWER STATION

APPROXIMATE GROSS INTERNAL FLOOR AREA 765 SQ.FT (71.1 SQ.M)
(INCLUDING WINTER GARDEN 908 SQ.FT (84.4 SQ.M))



FIFTH FLOOR

Energy Efficiency Rating

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

Terms & Conditions:

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

Asking Price:	£1,225,000
Tenure:	Leasehold Expires 18/12/3011 Approximately 985 Years Remaining
Ground Rent:	£874.62 (per annum) for the year 2026
Service Charge:	£5,583.20 (per annum) for the year 2026
Anticipated Rent:	£6,500.00 pcm Approx. 6.4% Yield

Viewings:

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

Our reference: NIN220033

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