



Fladgate House, Circus Road West, Battersea, SW11

Asking Price: £1,150,000

 Benham
& Reeves

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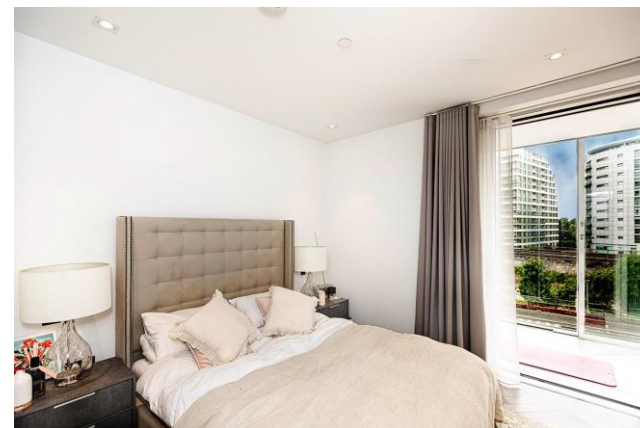
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

With Parking

Set on the third floor, the apartment offers 877 sq. ft (approx.) of contemporary living space. Comprising an open plan reception room with floor-to-ceiling windows affording plenty of natural light and access to a private winter garden with a view of the iconic power station. There is a fully integrated modern kitchen with high-end appliances, dining area, and utility room. The main bedroom benefits from built-in storage, an en-suite bathroom, and access to a private winter garden. The second double bedroom also benefits from built-in storage and access to the winter garden. The apartment further benefits from air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception and hallway, and carpets in the bedroom for added comfort.

The residents of Circus West will also have access to a private garden and a 5,000 sq. ft. private residents' club, designed by the renowned David Linley. Entered through a triple height lobby area, it is home to a private bar and private dining space, as well as a library, business centre, private cinema and a host of additional amenities for the benefit of residents. The iconic Grade II* listed Battersea Power Station building and surrounding area is 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 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.

Future benefits include the brand-new Battersea Power Station Underground, and a new parkland stretching from the power station down to Vauxhall and a proposed footbridge linking the south bank of the river to Chelsea.



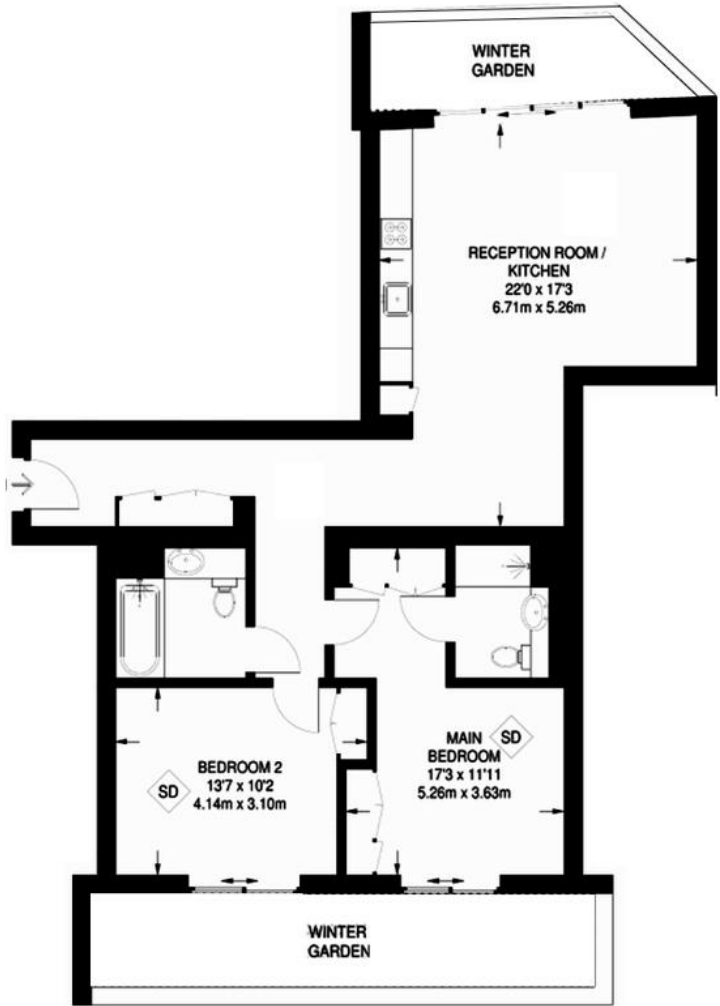


Property Features:


- 2 Bedrooms
- 2 Bathrooms
- 3rd Floor
- 877 Square Feet (Approx.)
- Two spacious Winter Gardens, 1 Overlooking the Iconic Battersea Power Station
- 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)



Third Floor
Total Gross Internal Area
81.5 Sq/m - 877 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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:	£1,150,000
Tenure:	Leasehold Expires 18/12/3011 Approximately 986 Years Remaining
Ground Rent:	£600 (per annum) Review Period: 10 years Next: Jan 2033 Increase: In line with RPI
Service Charge:	£9,716 (per annum) for the year 2024

Viewings:

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

Our reference: NIN220275

T: 020 3282 3700

E: nineelms@benhams.com

W: www.benhams.com

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