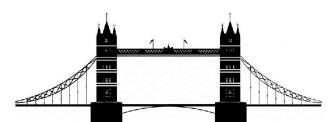




**104, 4, Flaggate House Circus Road West, London, SW11
8EU**



DISTRICTS

A bright and spacious one double bedroom apartment with built in wardrobes located in the prestigious, Battersea Power Station. This stunning apartment is flooded with natural light throughout and briefly comprises of an open plan kitchen/living area, large double bedroom, modern bathroom and a large winter garden. Further benefits include wooden floors throughout and under floor heating and cooling.

Residents benefit from impressive communal facilities which include a gym, swimming pool and sauna, as well as a residents cinema room, meeting rooms and 24 concierge service.

Flaggate House is located in the West phase of the complex ideally situated for the River Thames, Chelsea, Battersea Park and local tube and rail stations.

Minimum contract: 12 months

Change of contract fee: £50 including VAT

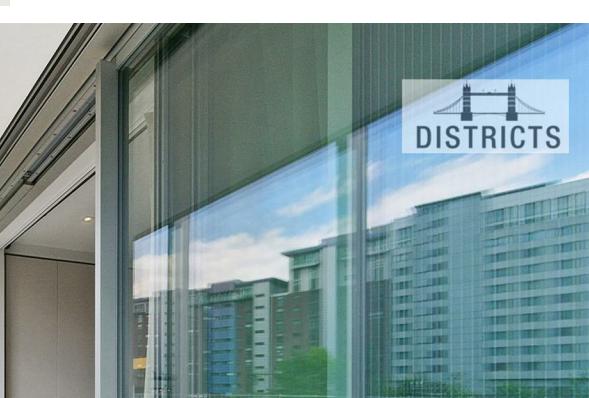
Council Tax: Wandsworth - E

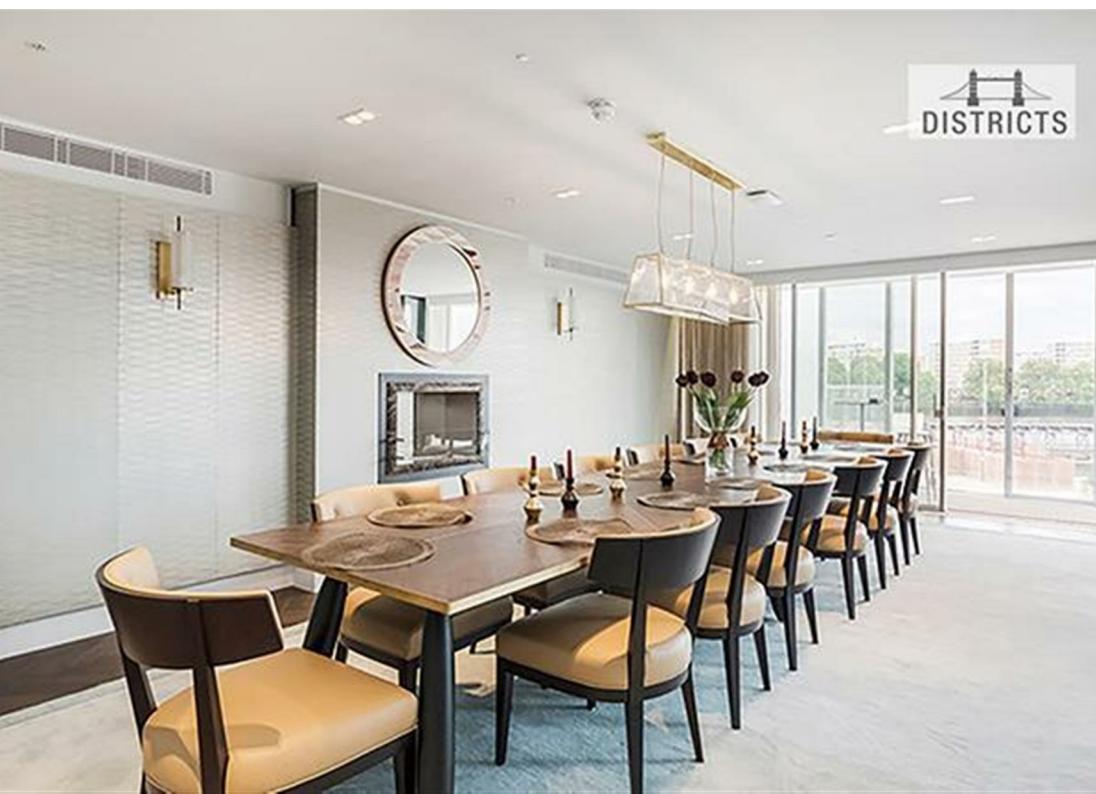
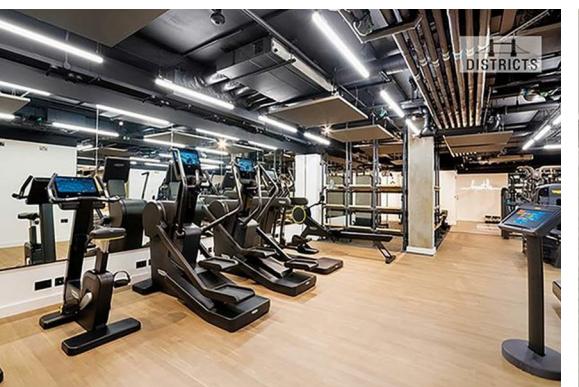
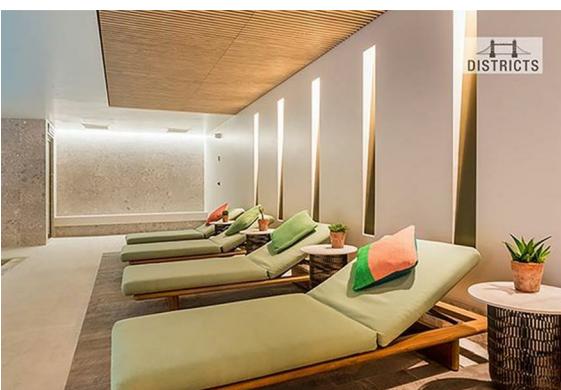
Lift Access

Holding Deposit - £725 (1 weeks rent, subject to offer agreed)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: FTTP

To check broadband and mobile phone coverage please visit Ofcom





Flaggate House,
Circus Road, SW11

Net Saleable Area
55.5 sq m / 597 sq ft

(Winter Garden
16.9 sq m / 182 sq ft)

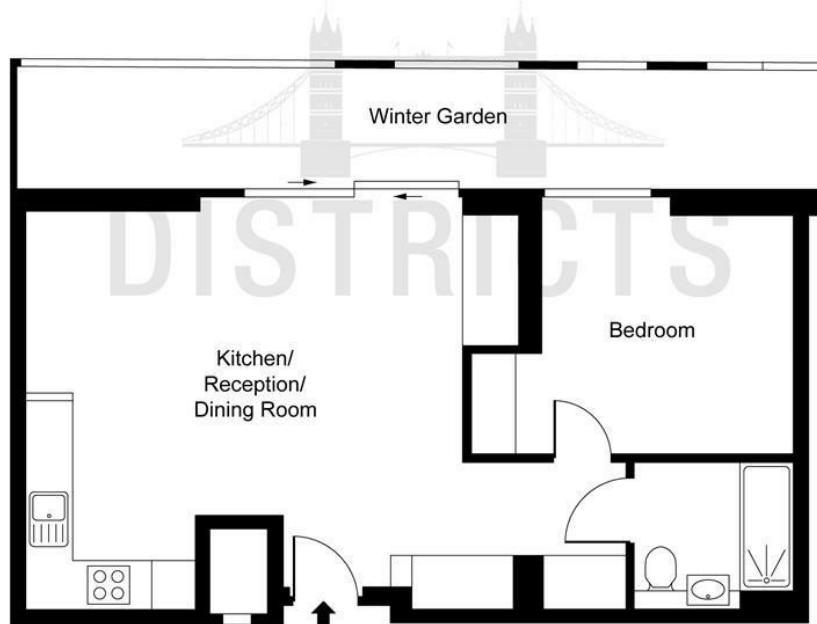


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.