

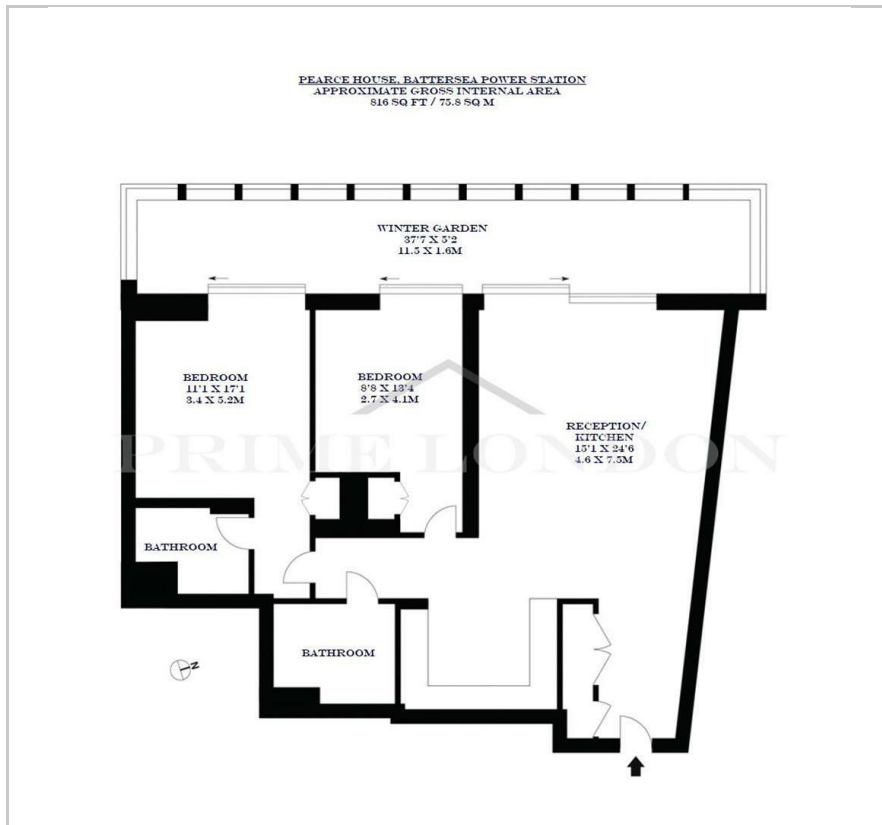
## Pearce House

8 Circus Road West, Battersea Power Station, SW11 8ES

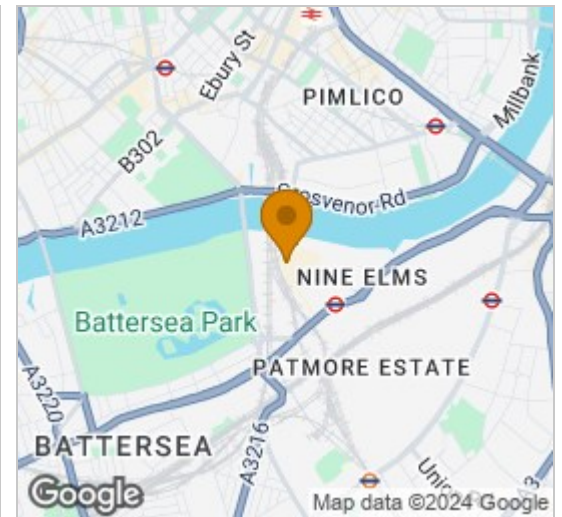
Best Offers Over £1,000,000



## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

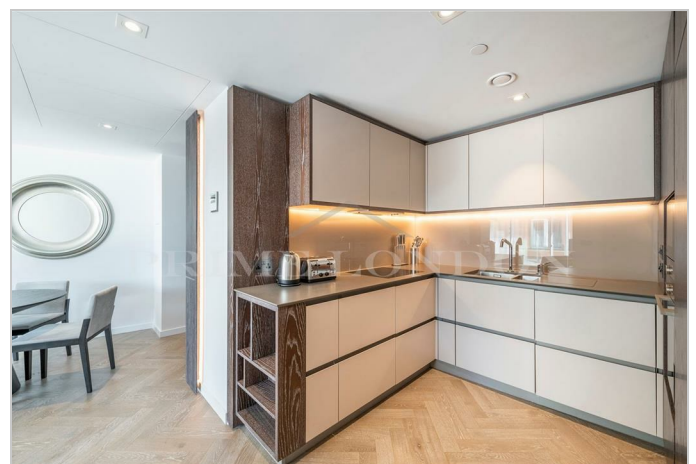
By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Well kept two bedroom ▪ 816 sq ft / 75.8 sq m apartment
- Chain free
- Residents' gym, swimming pool and spa
- Residents' cinema, games room, meeting room
- 24 hour concierge

This spacious and modern two bedroom apartment set on a higher floor within the Battersea Power Station development, next to the River Thames, Battersea Park and the brand new Northern Line underground station is available for chain free sale through Prime London.

Finished to a very high standard throughout, and extremely well kept, this modern 816 sq ft / 75.8 sq m apartment comprises a well designed reception rooms with access to a private winter garden, a fully integrated kitchen set back allowing for more space, two well-proportioned double bedrooms with fitted wardrobes and two modern bathrooms (one of which is en suite).

Resident facilities include a first class 24 hour concierge, on-site gym, swimming pool and spa, cinema, games room, meeting room and all day restaurant. Located next to the River Thames, this luxury apartment is ideally located for Chelsea, Battersea Park and the tube and rail stations nearby.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.