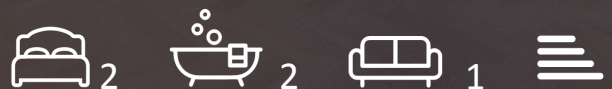




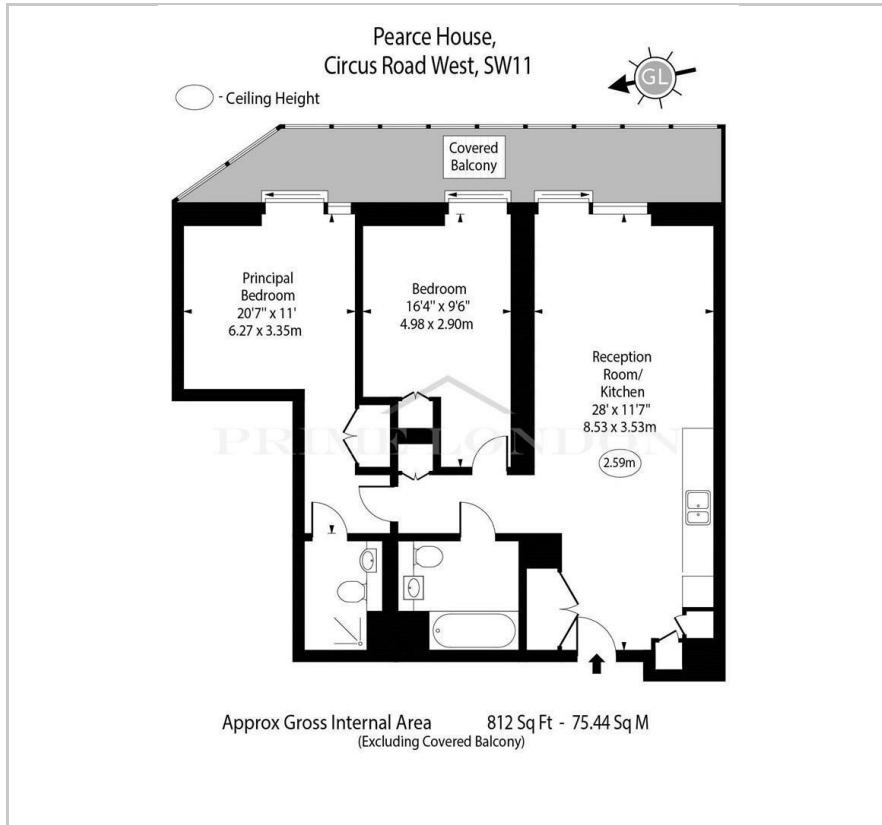
Pearce House

Circus West, Battersea Power Station, SW11 8ES

Asking Price £1,350,000



## 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 apartment
- 812 sq ft / 75.43 sq m
- Additional parking and storage unit
- Chain free and EWS1 compliant
- Residents' cinema, games room, meeting room
- Residents' gym, swimming pool and spa
- 24 hour concierge



Experience breath-taking views of the Power Station from every room in Pearce House, measuring in at 812 sq ft / 75.44 sq m modern apartment features a bright reception room with a private winter garden. The property is to be sold chain-free and Available for sale through Prime London. A sleek two-bedroom modern apartment features a bright reception room with a private winter garden. Enjoy the convenience of a fully integrated open planned kitchen, living and dining room with fitted wardrobes in the bedrooms, and two contemporary bathrooms. Wooden flooring and comfort cooling add a touch of luxury. The flat further benefits from an additional Parking space and storage unit.

Resident facilities include a first-class 24-hour concierge, on-site gym, a rooftop infinity pool boasting views over Battersea Power Station, spa, cinema, games room, meeting room and a 250-square-meter roof garden designed by New York landscape firm James Corner Field Operations. The Battersea Power Station is a vibrant new destination for London, creating a new community of homes, shops, cafes, offices, leisure, and cultural venues, with over 19 acres of public space.

The brand-new Zone 1 Tube station, meanwhile, provides excellent connectivity to the rest of London, with Waterloo (7 minutes), London Bridge (10 minutes), Bank (12 minutes), and King's Cross (20 minutes) all within easy reach.



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.

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