



Halliday House, Circus Road West, Nine Elms, SW11

Asking Price: £1,390,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

At over 1,325 square feet (approximately), this larger than average two bedroom apartment on the first floor of Halliday House boasts stunning views of The Battersea Power Station. The huge open-plan reception area features a large living room with bespoke joinery, a spacious dining area and large fully fitted kitchen. There are two generous bedrooms offering flexible accommodation to a young family or couple. All rooms open onto the large lateral Winter Garden offering 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 and comfort cooling throughout and a secure right to park in the underground car park of Circus West. The apartment is offered chain free with vacant possession for prompt exchange.

The residents of Halliday 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. 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 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. Halliday House is perfectly positioned beside Battersea Power Station Underground station (Northern line, Zone 1).





Property Features:

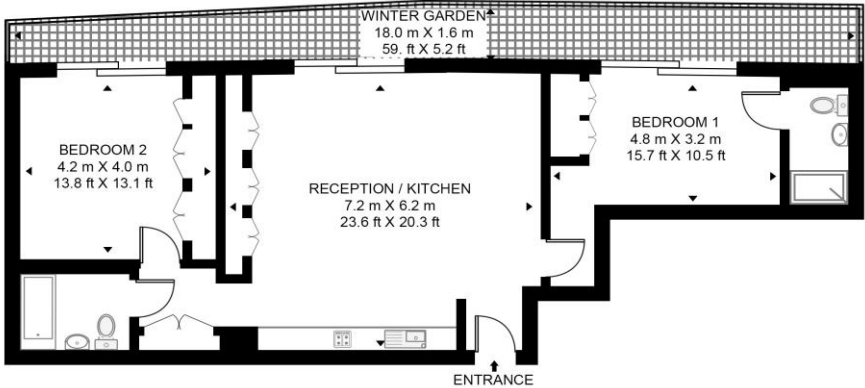
- Two Bedrooms
- Two Bathrooms
- First Floor
- 1325 Square Feet (Approx. Including Winter Garden)
- Spacious Winter Garden Overlooking the Iconic Battersea Power Station
- Comfort Cooling and Wooden Flooring Throughout
- 24 Hour Concierge Service
- Residents' Lounge with Bar/Restaurant, Screening Rooms, Gym and Pool with Spa Facilities on Site
- Battersea Power Station (Northern Line. Zone 2)




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HALLIDAY HOUSE, BATTERSEA POWER STATION
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1325 SQ.FT (123.1 SQ.M)
 (INCLUDING WINTER GARDEN)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

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

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Tenure: Leasehold
Expires 17/12/3011
Approximately 986 Years Remaining

Ground Rent: £850.00 (per annum)
Review Period: 10 years
Next: 2033
Increase: By RPI for the relevant year

Service Charge: £7,500.00 (per annum) for the year 2025

Anticipated Rent: £5,500.00 pcm
Approx. 4.7% Yield

Viewings:

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

Our reference: NIN220368

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