




**BATTERSEA & NINE ELMS
ESTATES**



11 Palmer Road London

Asking Price £3,500,000

A spectacular three bedroom premium apartment set within the Prince of Wales Drive development. Offering approximately 2000 ft of luxurious accommodation, this stunning property boasts floor to ceiling windows with views of Battersea Park, a private roof terrace, two en suite bathrooms and a separate WC.

Conveniently located for transport links to Victoria, Battersea Power Station, Vauxhall and Chelsea, this luxury development features a residents swimming pool, spa, 24 hour concierge service and outstanding meeting rooms games rooms and work space.

Approx. 994 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: Ask Agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: G (Wandsworth Council)

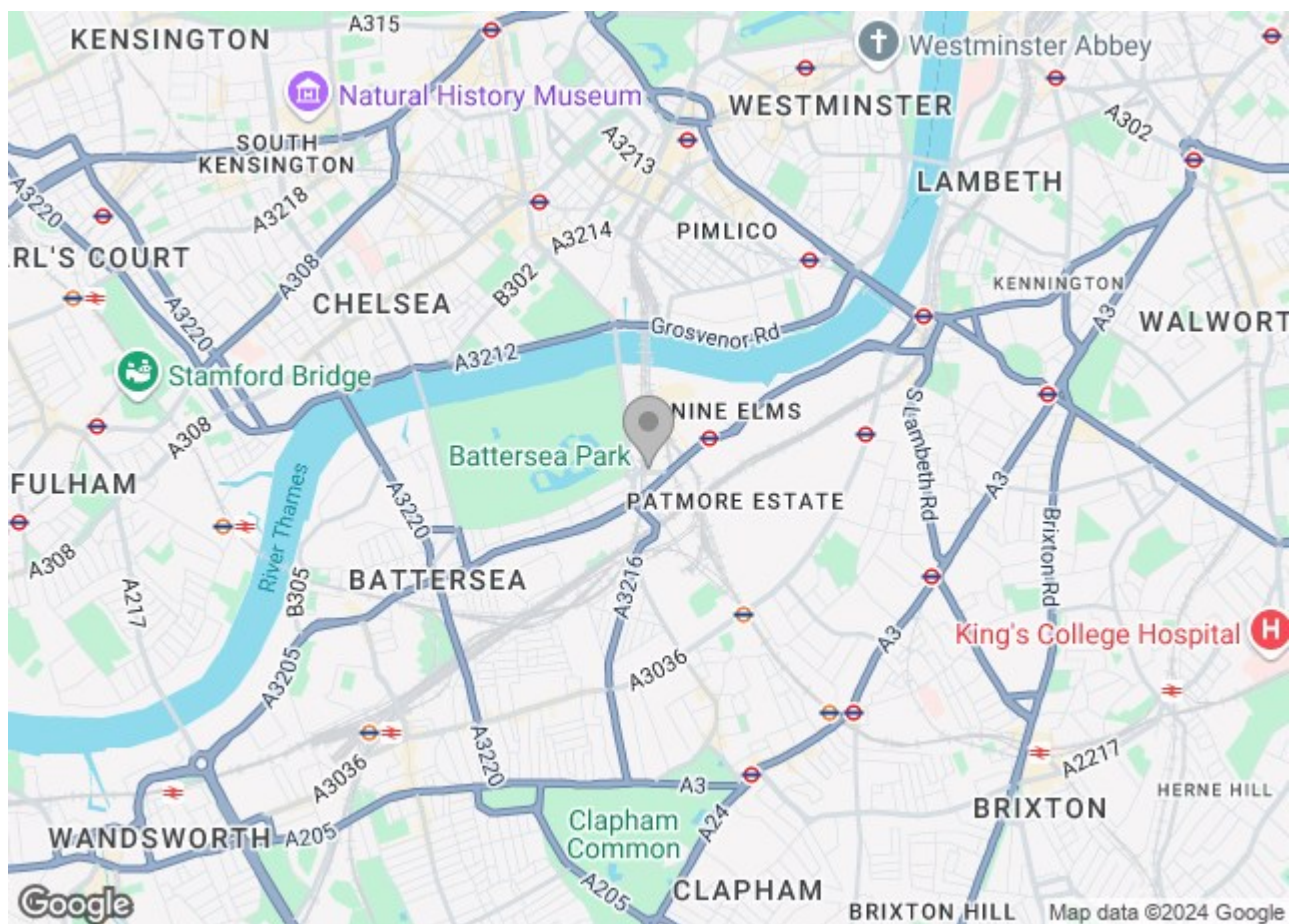
Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Parking Included | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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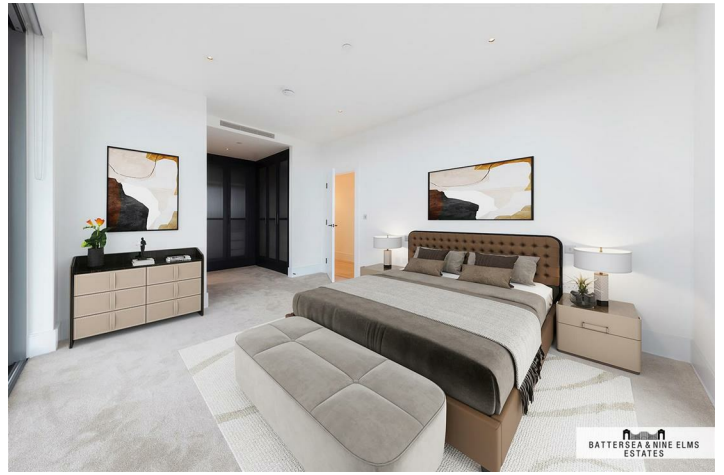


- Three bedrooms
- Three Bathrooms (Two en-suite)
- Secure parking
- 24 Hour concierge
- Residents swimming pool
- Underfloor heating & comfort cooling
- Furniture are computer generated images (CGI) for example only





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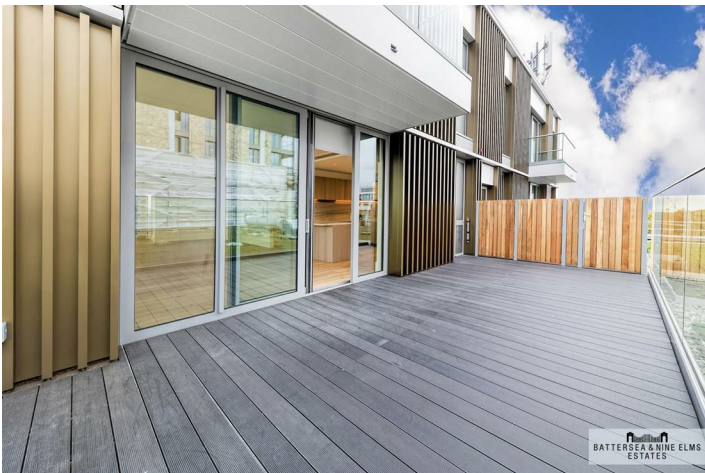
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Floor Plan

Huntington House,
Prince of Wales Drive, SW8
Approximate Gross Internal Area
186.68 sq m / 2,009 sq ft

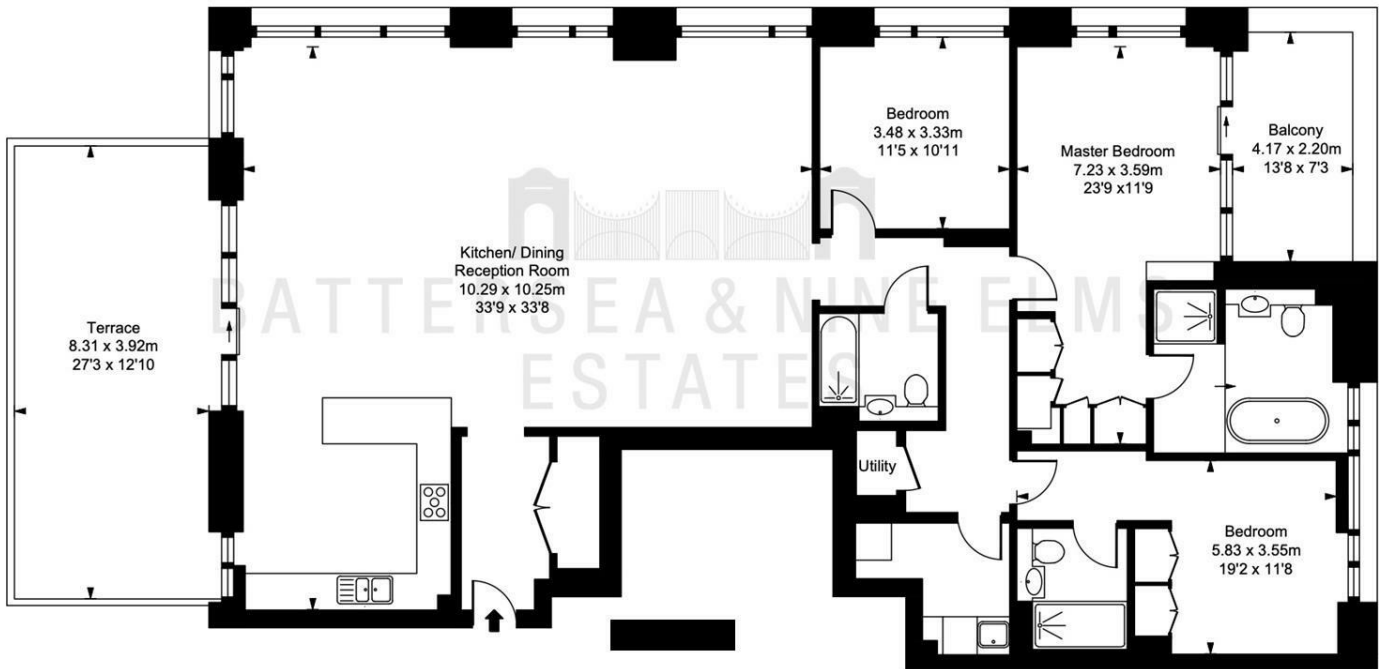


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	86	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		