

## 1 Parkland Walk London

New, Luxurious, Spacious, Furnished one bathroom apartment in the new and exciting Kings Road Park development – Available Now!. The facilities offer a High-End lifestyle for those moving in the fast lane. With 24hr concierge, gymnasium, games room, fitness studios, private dining room, treatment rooms, steam and sauna rooms, swimming pool, vitality pool and golf simulator.

Located just a few moments from Central London, Kings Road Park is well connected with access to Imperial Wharf, Fulham Broadway and Parsons Green Stations. Offered Furnished and Available Now!

Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating.

To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Holding Deposit £692 (1 weeks rent) | Deposit Payable £3,460 (5 weeks rent) | Minimum Term: 12 months | Rent must be paid monthly in advance

EPC Rating: B

Council Tax Band: Hammersmith and Fulham Band G

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

**£692 Per Week**

28 Ponton Road, London, SW11 7BA

[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

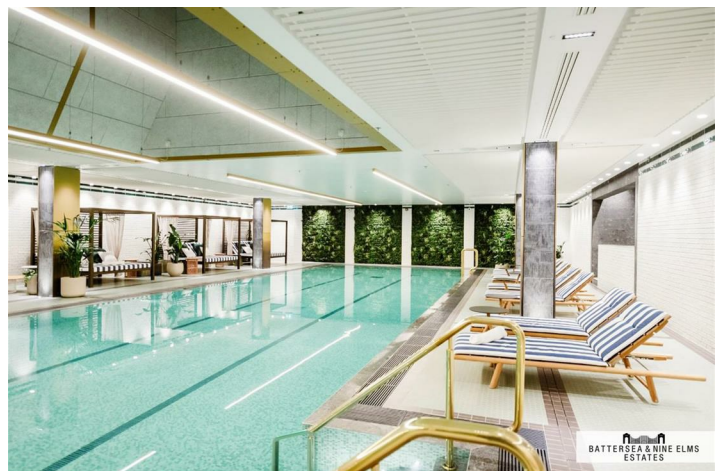
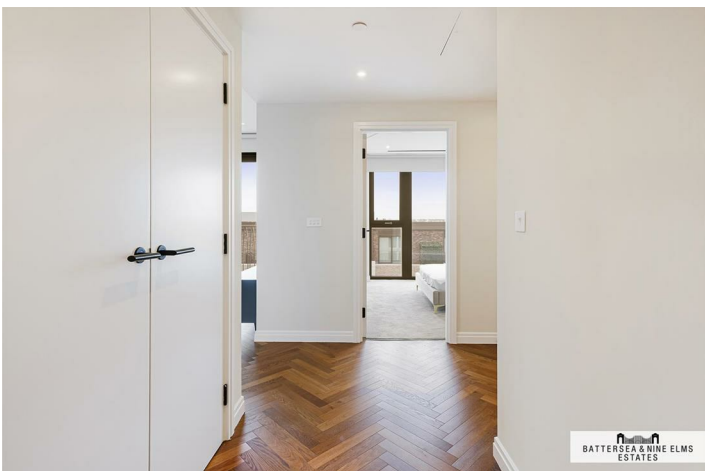
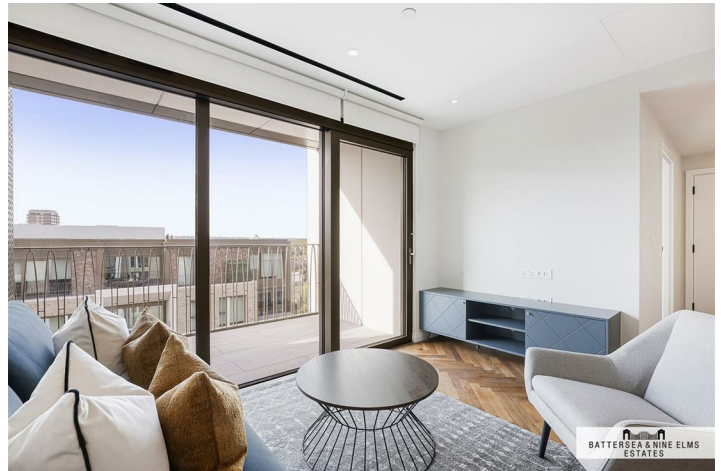
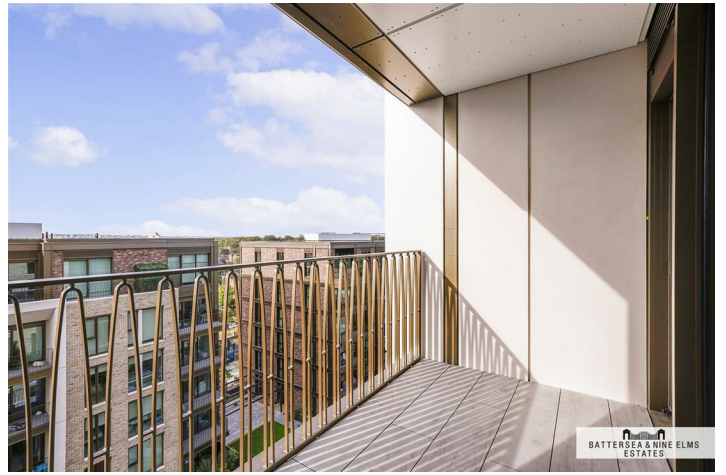
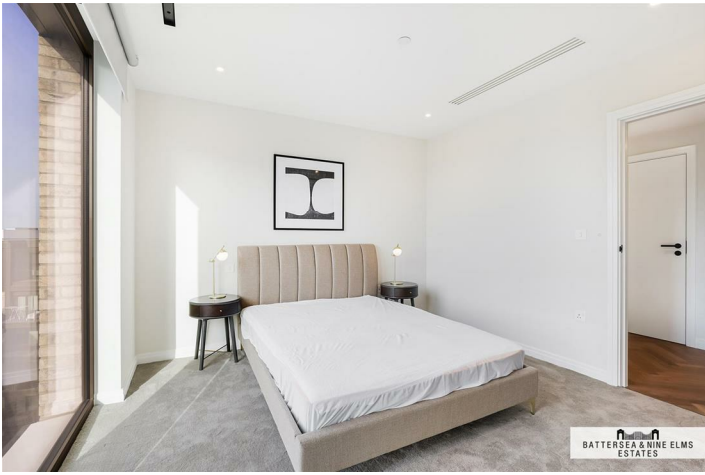
# 1 Parkland Walk London



- Double Bedroom with Luxurious Bathroom
- Golf simulator
- Fitness studios
- High Specification Throughout
- Vitality pool
- Games room
- Treatment rooms
- Steam and sauna rooms
- Gymnasium
- Private dining room



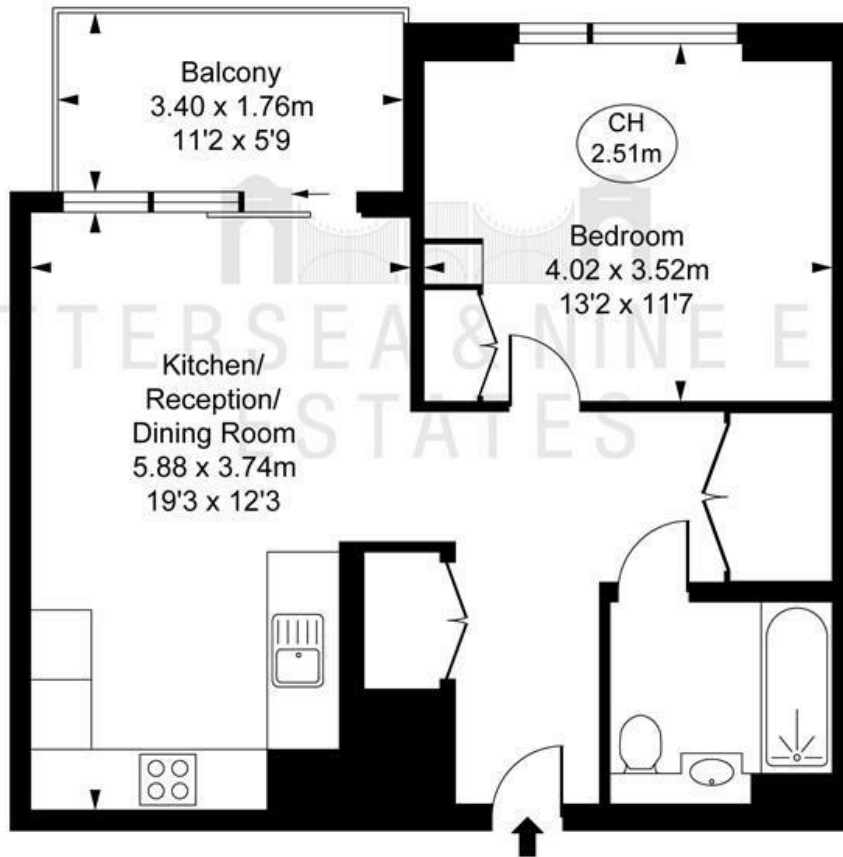
Directions



Saxon House,  
Kings Road Park, SW6  
Approximate Gross Internal Area  
51.40 sq m / 553 sq ft



( CH = Ceiling Heights )



Seventh Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-81) <b>B</b>
(69-80) <b>C</b>			(57-69) <b>C</b>
(55-68) <b>D</b>			(45-57) <b>D</b>
(39-54) <b>E</b>			(33-45) <b>E</b>
(21-38) <b>F</b>			(21-33) <b>F</b>
(1-20) <b>G</b>			(1-21) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC