

## 5 Palmer Road London

This stunning two bedroom apartment is set within the luxury development Prince of Wales Drive. Featuring underfloor heating and comfort cooling, this well appointed property also benefits from Siemens appliances such as a dishwasher, wine cooler and combination washing machine dryer.

Centrally located the property resides steps away from Battersea Park and close to the shops and bars of Chelsea and Battersea Power Station. Excellent transport links including Battersea Park Overground, Battersea Power Station and Vauxhall are all close by affording easy access to the City and beyond.

Residents will also enjoy the wonderful on site amenities including the swimming pool, spa, roof top garden, meeting rooms and games rooms.

Approximately 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: E (Wandsworth)

**Asking Price £895,000**

Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking not available | 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

28 Ponton Road, London, SW11 7BA

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

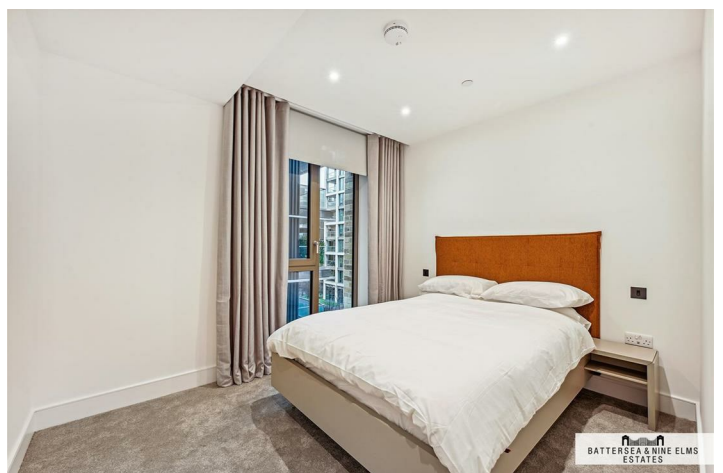
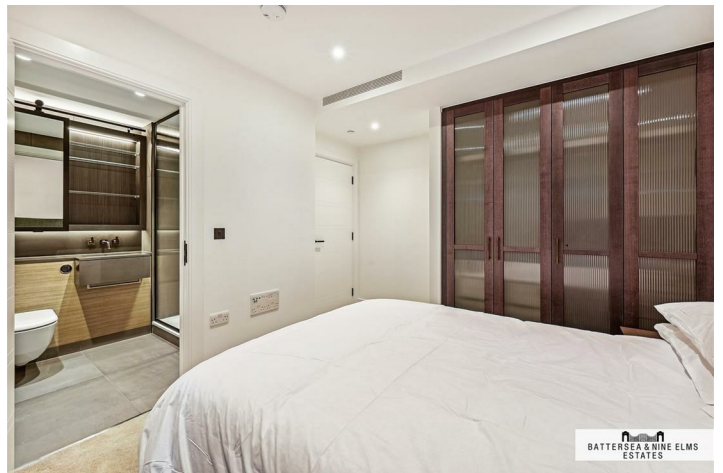
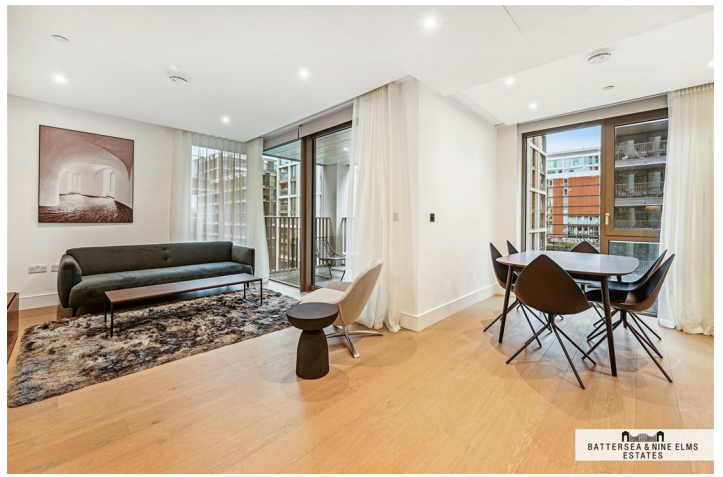
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- Two double bedrooms
- Moments to Zone 1 transport links
- 24 Hour concierge
- Private balcony
- Swimming pool & spa







Salisbury House,  
Palmer Road, SW11  
Approximate Gross Internal Area  
69.62 sq m / 749 sq ft

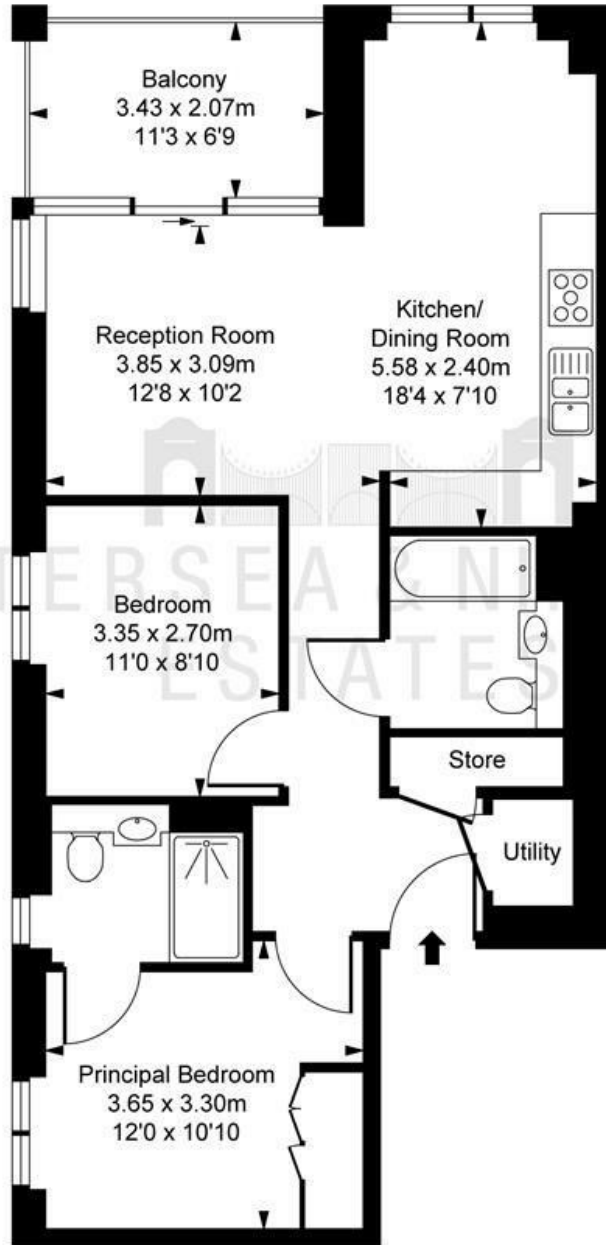


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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