



## 10 Palmer Road, London

**Asking Price £1,100,000**

Situated only moments from Battersea Park, this stunning two bedroom apartment is set within the exclusive Prince of Wales Drive development. Offering a bespoke luxury interior with an open plan living area, the apartment also includes underfloor heating & comfort cooling.

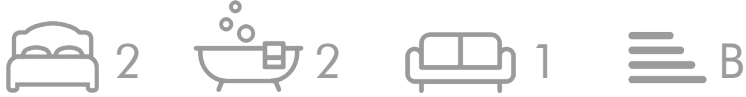
Residents have access to wonderful communal facilities such as the swimming pool, spa, roof terrace and 24 hour concierge. Excellently located, the property is steps away from Battersea Park Station and Battersea Power Station Tube, while being close to Chelsea with its vibrant shops, bars and restaurants.

Years left on lease: 992 years  
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: Wandsworth - E

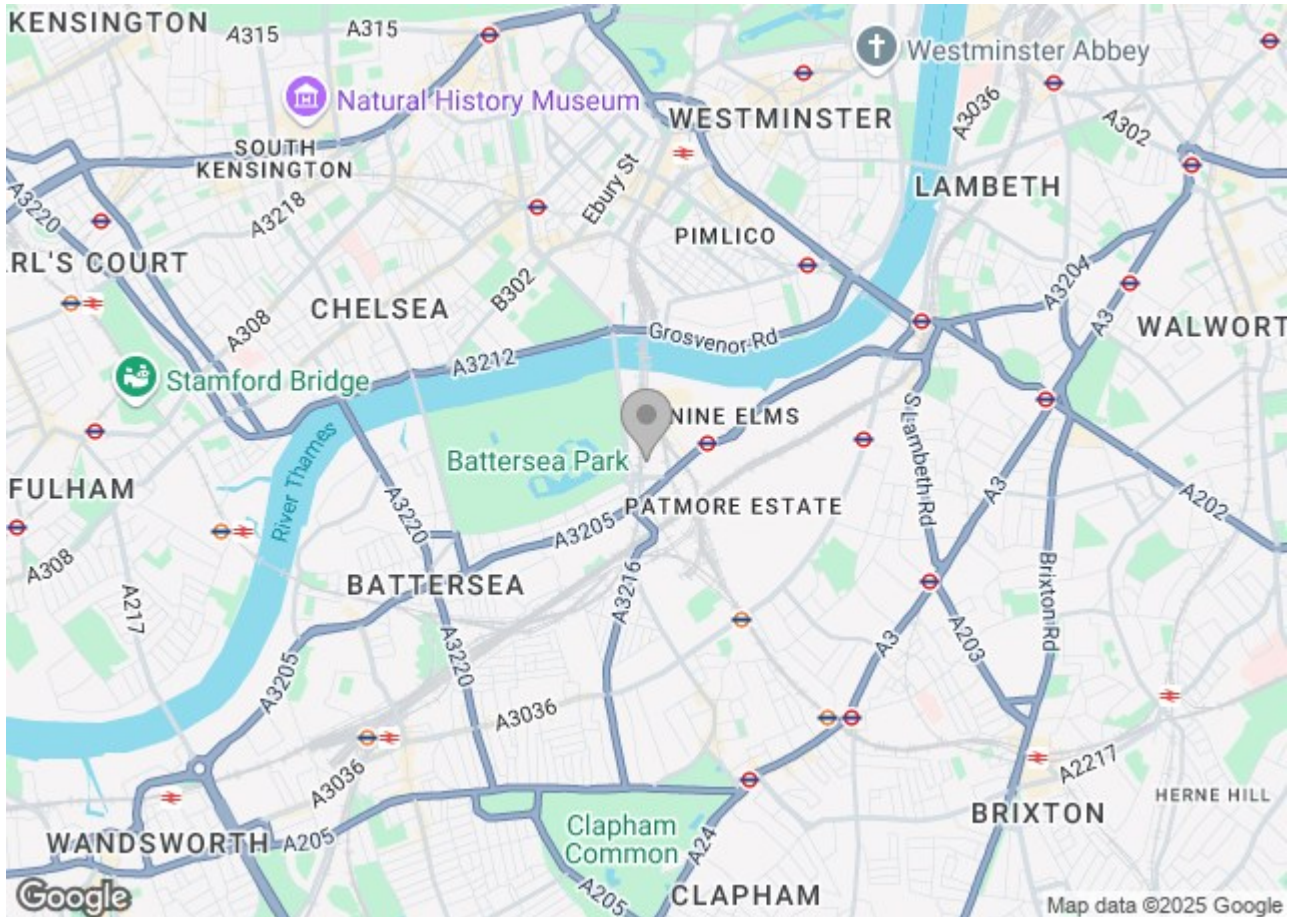
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking included | Cladding: EWS1 Certificate available

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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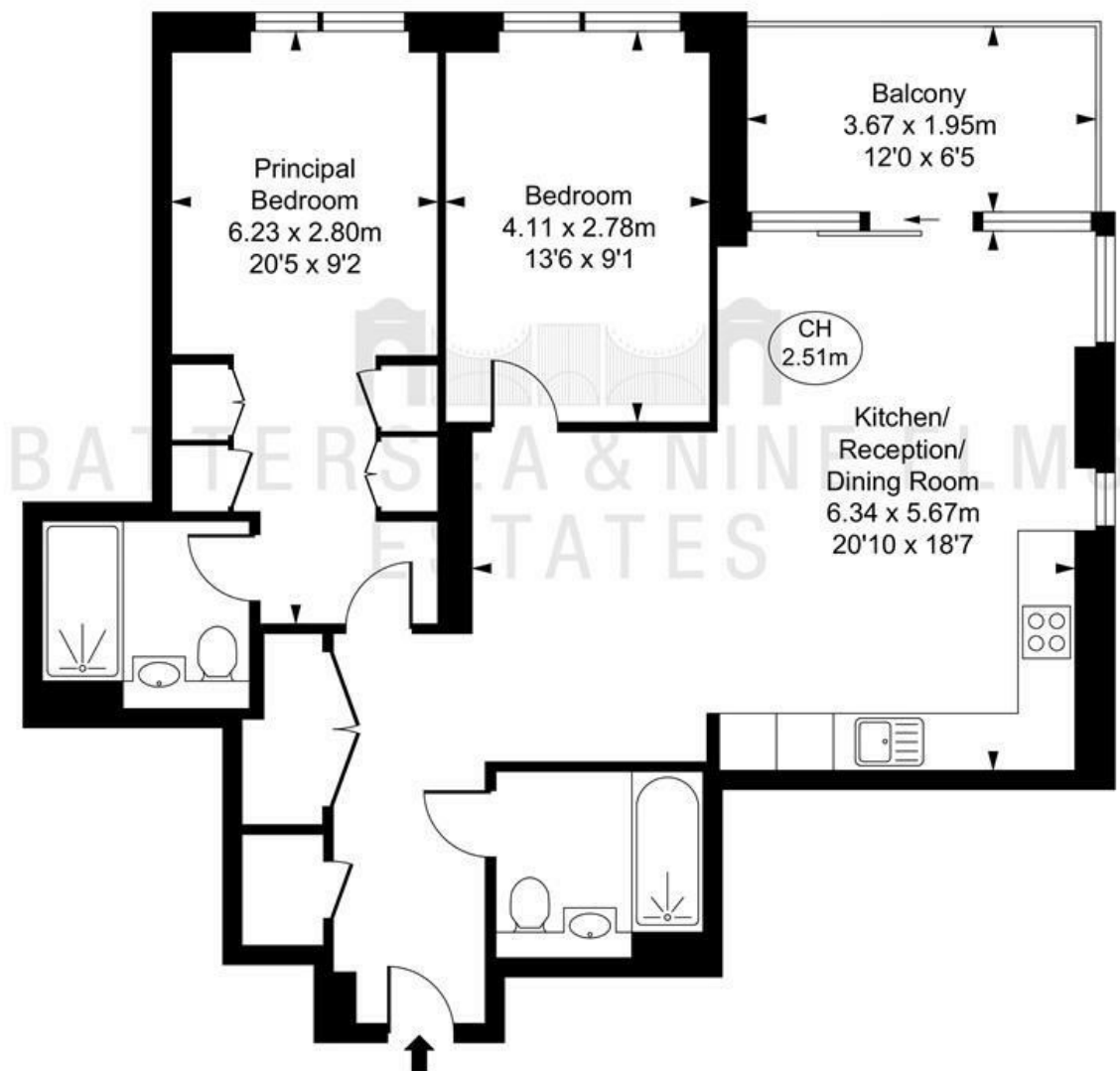
- Two bedrooms
- 24 Hour concierge
- Swimming pool & spa
- Private balcony
- Excellent transport links







Radley House,  
Palmer Road, SW11  
Approximate Gross Internal Area  
78.26 sq m / 842 sq ft  
( CH = Ceiling Heights )



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.  
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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 firms 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		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	