

## Charles Clowes Walk, London

## Offers In Excess Of £825,000

A stunning two-bedroom apartment, situated in the highly sought-after The Residence development, nestled within the vibrant Nine Elms regeneration area. This prime location offers exceptional transport links, including Battersea Power Station, Vauxhall Station, and Nine Elms Station, making it a truly unrivaled choice for modern living.

Boasting an expansive open-plan kitchen and living space, the apartment is equipped with top-of-the-line AEG fully integrated appliances, including a washer/dryer, oven, and microwave. It also features the added luxury of underfloor heating throughout. The apartment is further enhanced by a private, spacious balcony – perfect for relaxing or entertaining.

Residents enjoy the exclusive 24-hour concierge service and an array of world-class on-site amenities, including a fully equipped gym and studio, a private cinema screening room, a stylish meeting room, and a beautifully designed communal courtyard garden – providing the ultimate in comfort and convenience.

Approximately 990 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: F Wandsworth

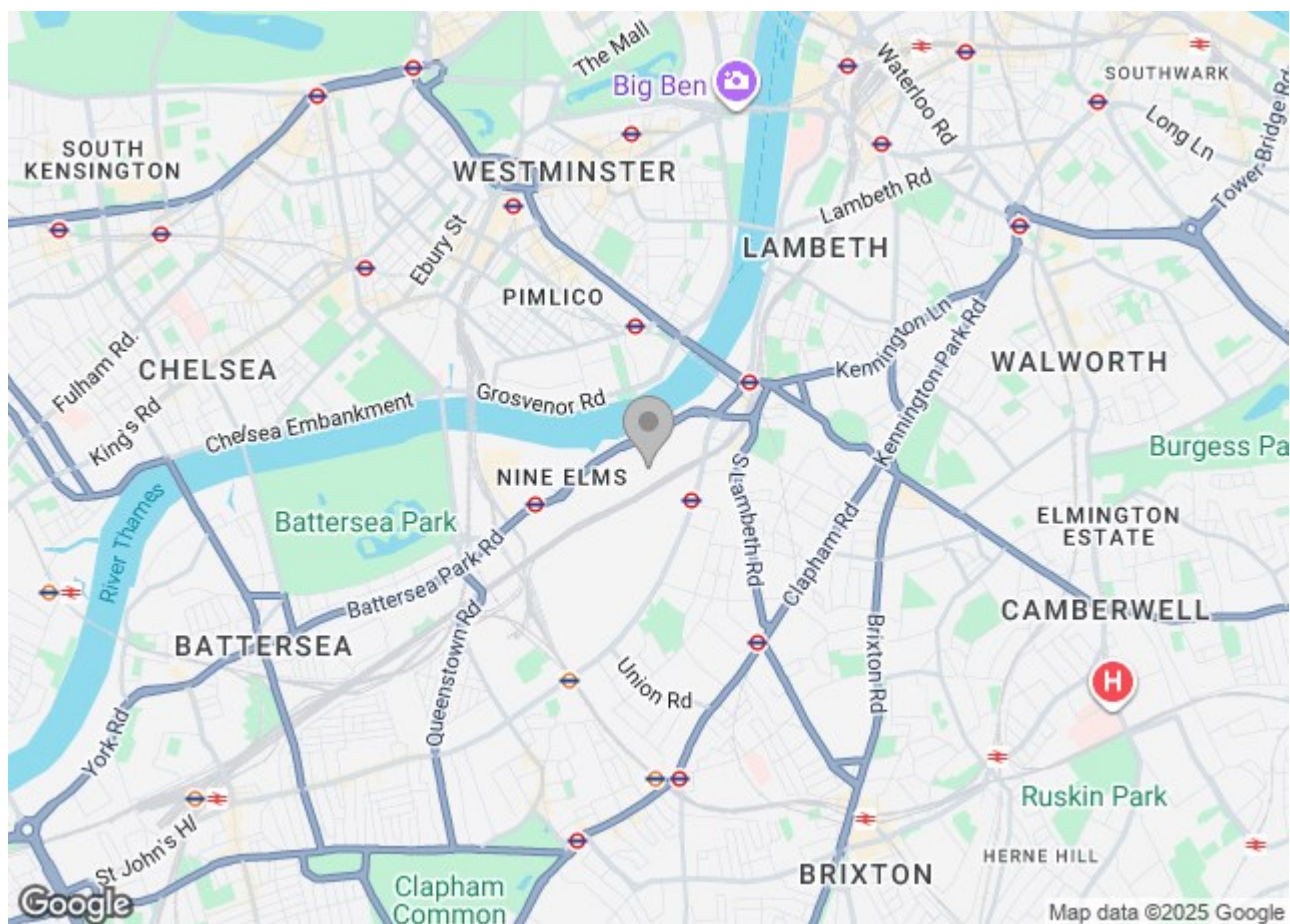
Electricity supply – Mains | Heating - Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP  
| Lift Access

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

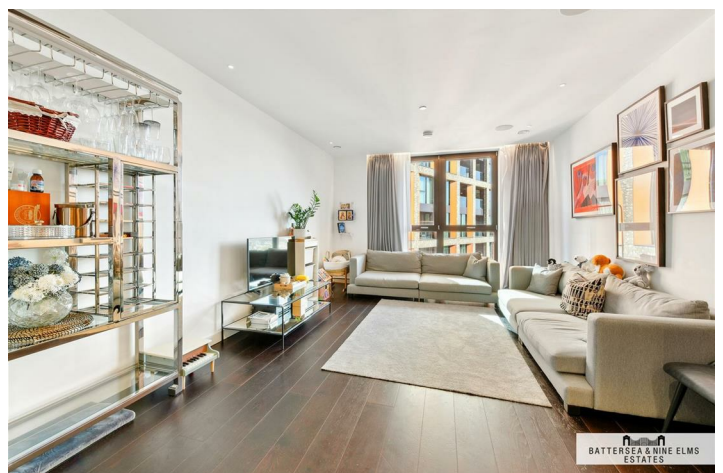
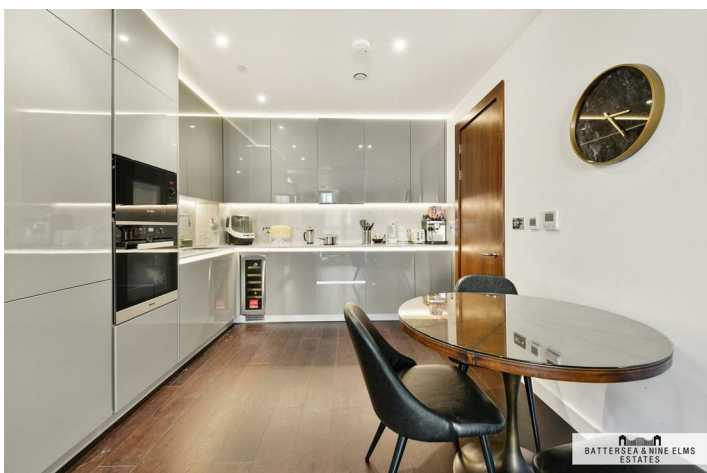
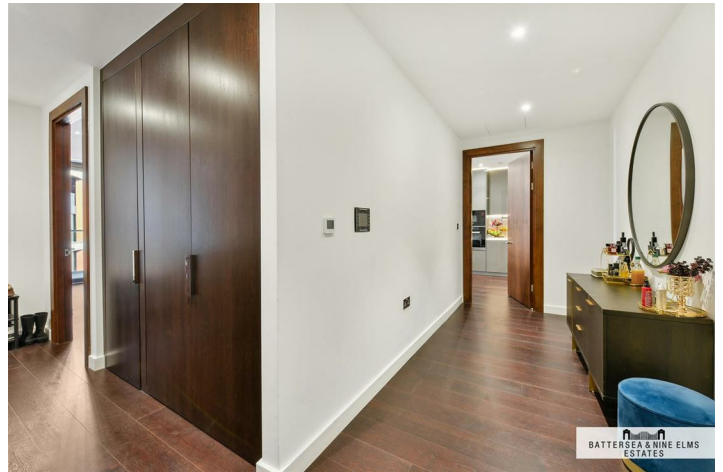
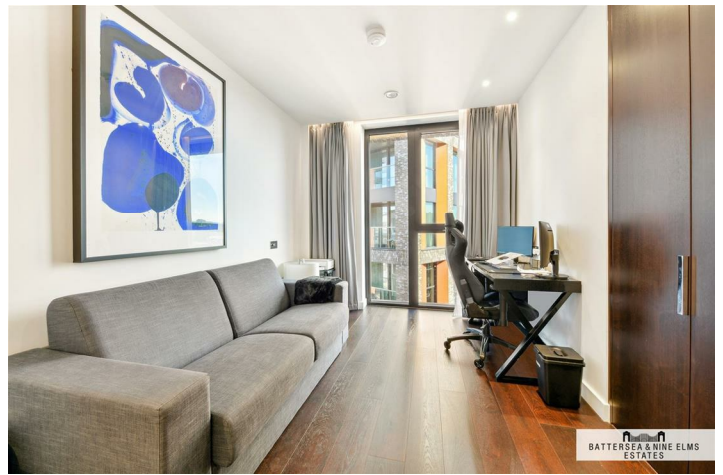
# Charles Clowes Walk London



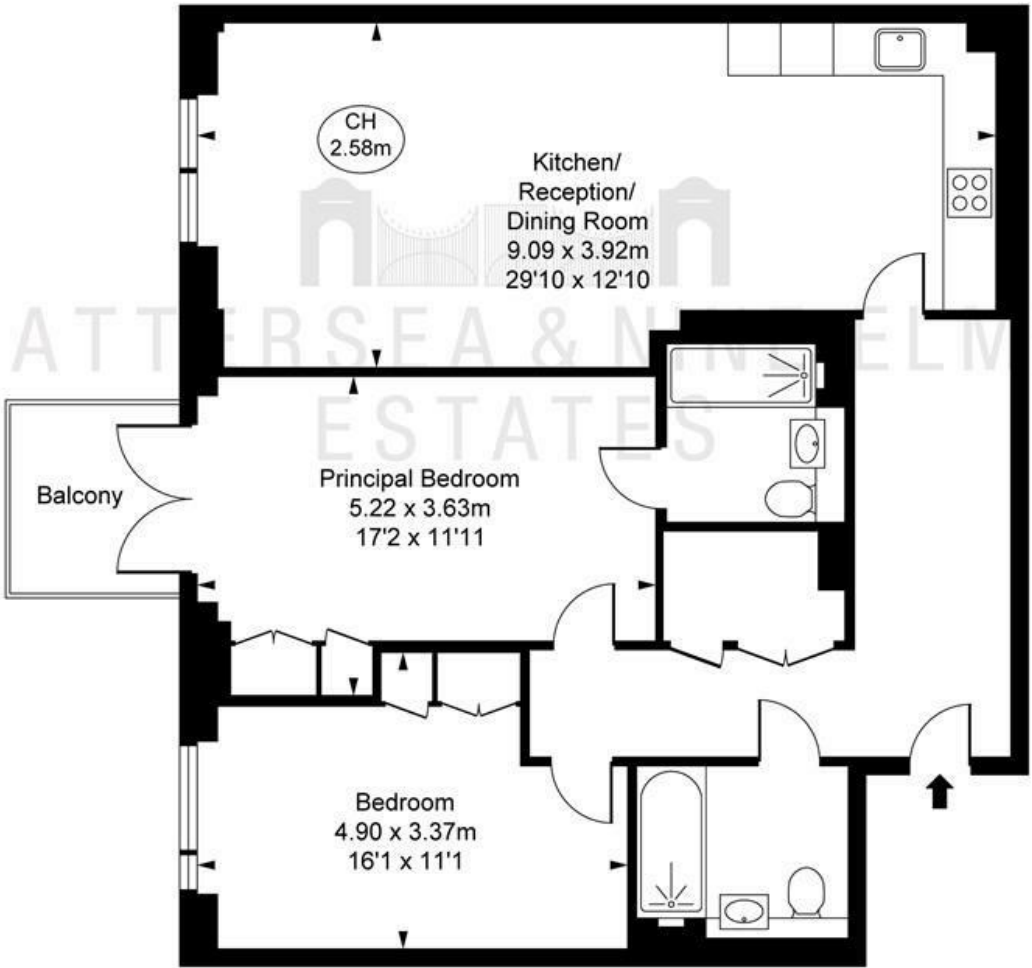
- Two Double Bedrooms
- Zone 1 Transport Links
- Screening Room
- Two Bathrooms
- 24-hour Concierge Service
- Communal Courtyard Garden
- Private Balcony
- Fully Equipped Gym







Glacier House,  
Charles Clowes Walk, SW11  
Approximate Gross Internal Area  
91.71 sq m / 987 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 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		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	