



## Glacier House, The Residence

**Asking Price £600,000**

A luxurious one bedroom apartment situated in The Residence development ideally located for zone one transport links from Vauxhall and Nine Elms stations.

This well appointed property benefits from underfloor heating, AEG appliances and high specification finish.

Residents can also enjoy the communal facilities including the gym and yoga room, private screening room and 24 hour concierge.

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: Wandsworth E

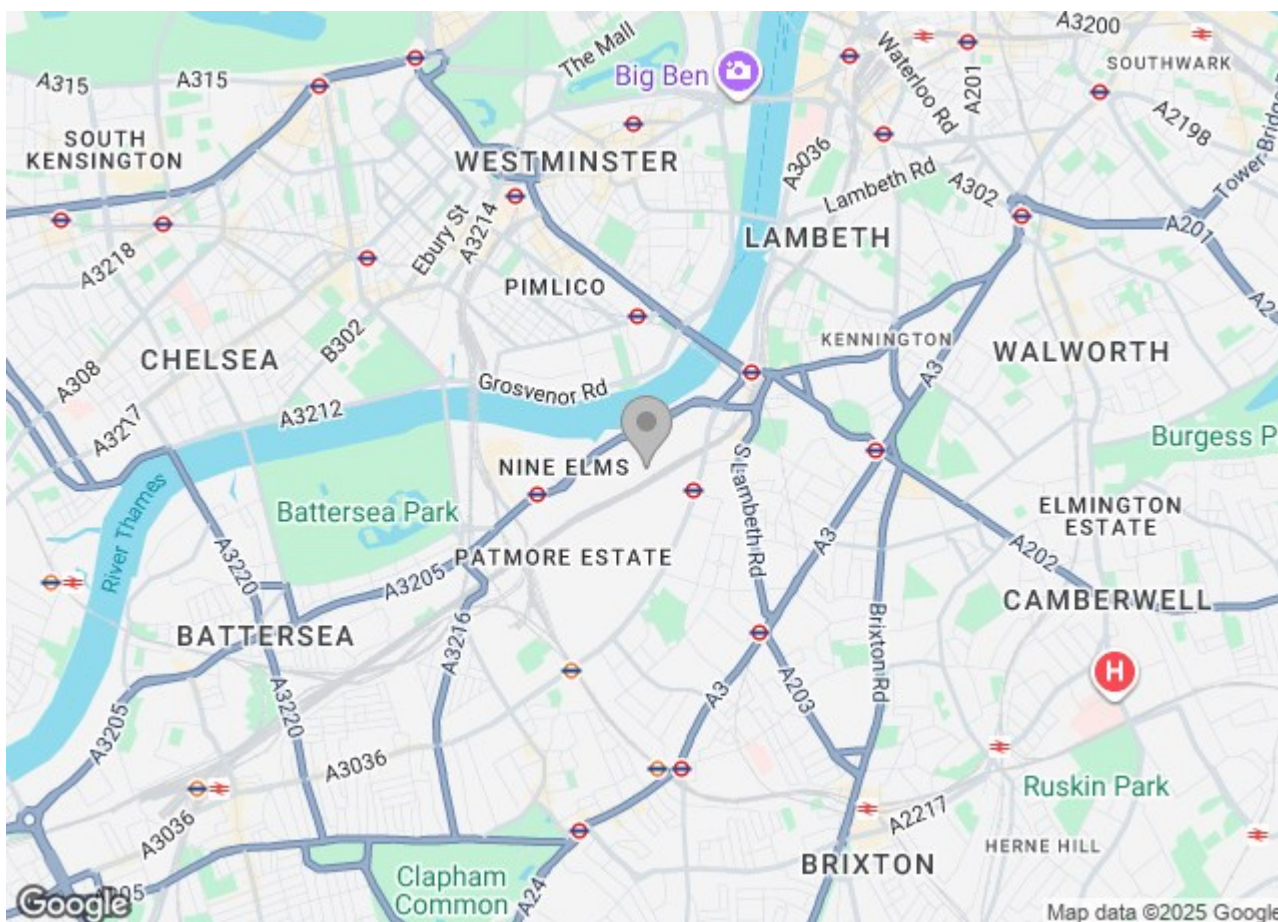
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP  
| No Lift Access | No Parking

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

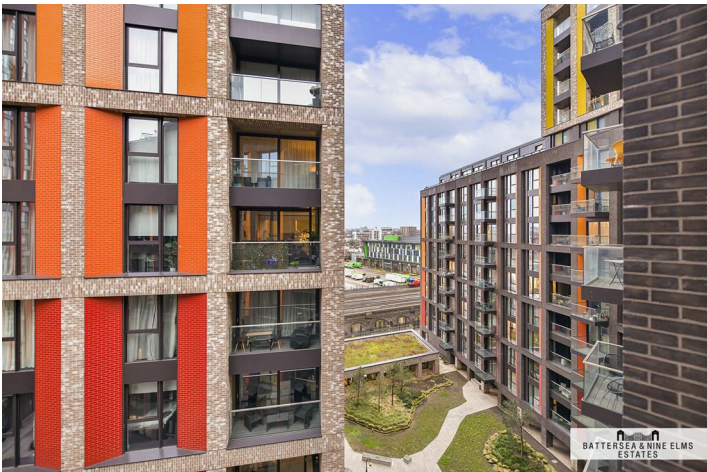
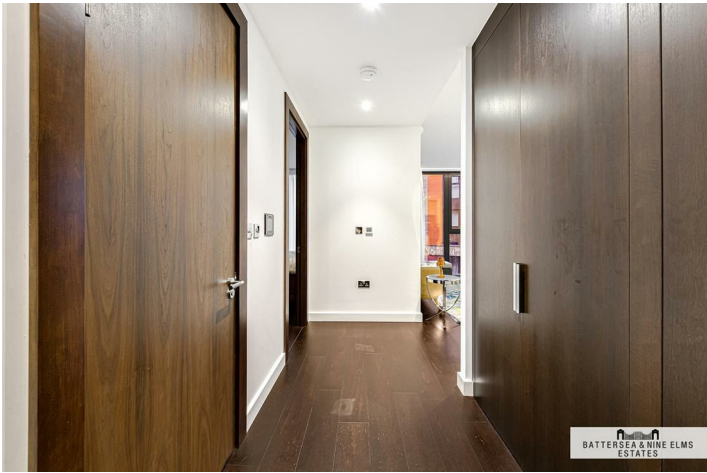
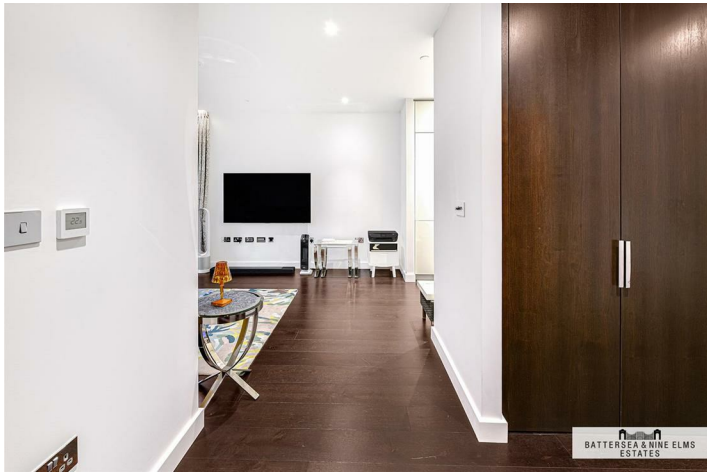
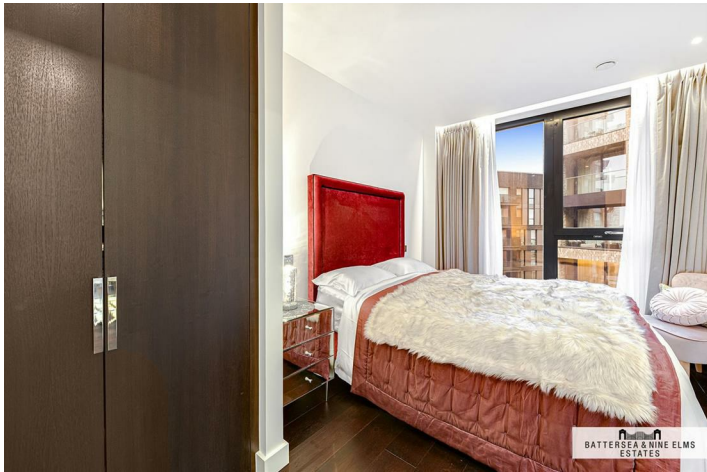
# 14 Charles Clowes Walk London



- Luxury one bedroom apartment
- Sought after location
- Moments to Zone 1 transport links
- Close to the River Thames
- 24 Hour concierge
- Residents gym & screening room
- Meeting room







Glacier House,  
Charles Clowes Walk, SW11  
Approximate Gross Internal Area  
50.3 sq m / 541 sq ft

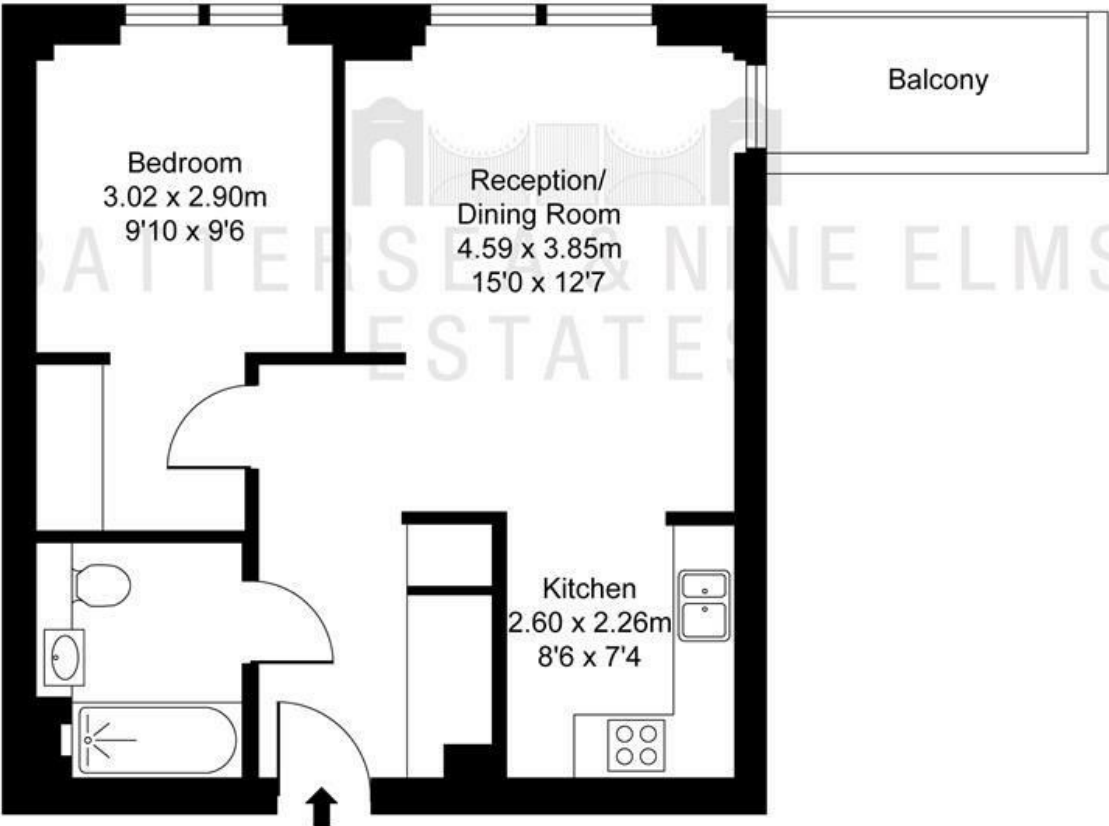


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 |           |