



**BATTERSEA & NINE ELMS  
ESTATES**

Call our Lettings Team on  
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## 11 Palmer Road London

This stunning two bedroom apartment set within the Prince of Wales development resides only steps away from Battersea Park. The open plan living space incorporates a fully integrated kitchen with Siemens appliances and boasts a separate private balcony. Each double bedroom comes with a luxurious en suite bathroom with stylish finishing touches such as custom designed vanity unit and porcelain walls and flooring.

The wonderful on site amenities include 24 hour concierge, swimming pool and spa as well as a separate roof terrace on the 8th floor, in addition to meeting rooms, work stations, and games room. Ideally located, the development is close to zone 1 transport links and a short distance from Chelsea and the River.

Photos of similar property.

**£1,000 Per Week**

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Ftp

To check broadband and mobile phone coverage please visit Ofcom.

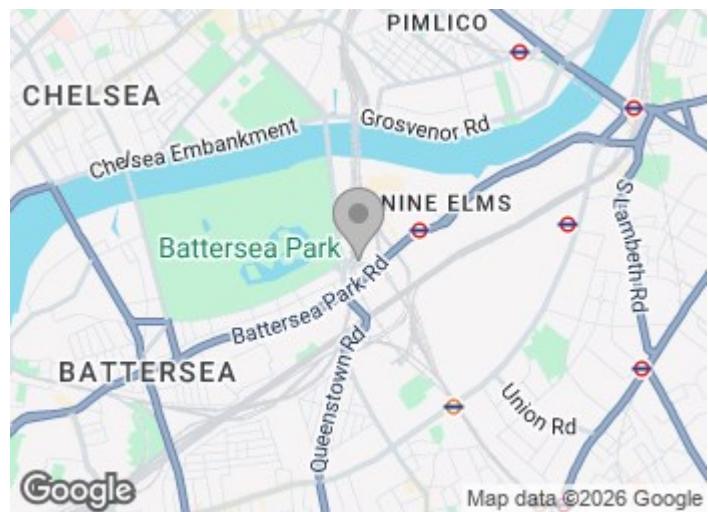
28 Ponton Road, London, SW11 7BA

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

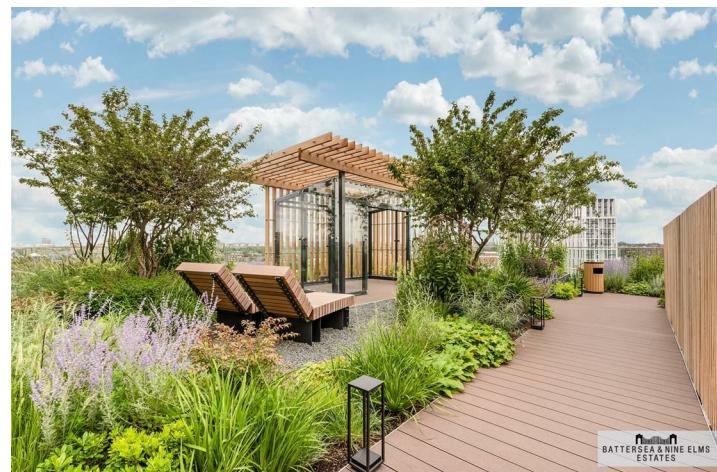
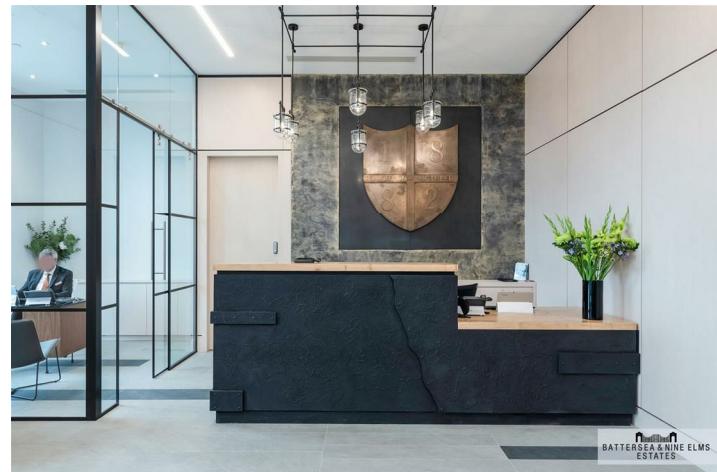
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- Two double bedrooms
- 24 Hour concierge
- Zone 1 transport links
- Two bathrooms both en suite & separate WC
- Swimming pool
- Private balcony
- Close to Battersea Park



Directions



Huntington House,  
Prince of Wales Drive, SW8  
Approximate Gross Internal Area  
91.01 sq m / 980 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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