



Glacier House, Nine Elms

£1,000,000



A stunning two bedroom, two bathroom apartment in SW11 for sale, just moments away from Nine Elms underground station.



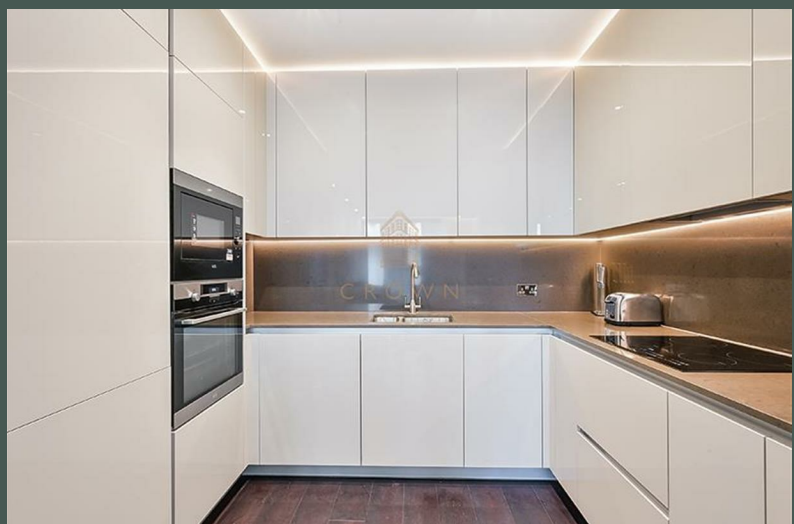
CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- 6th Floor
- Communal Gardens
- Residents' Cinema Room
- Near Nine Elms Station
- Great Transport Links

- 24/7 Concierge
- Residents' Gym
- Residents' Business Lounge
- Near Battersea Power Station
- Floor-to-ceiling windows



The Property

This luxurious two-bedroom apartment is part of The Residence, a modern development in the vibrant Nine Elms area. It features a spacious layout, two bathrooms (including one ensuite), and a large private balcony. Floor-to-ceiling windows flood the open-plan interiors with natural light.

Upon entry, to the right, there is an open-plan living, dining, and kitchen area. The living room features floor-to-ceiling windows, providing plenty of natural light and access to a balcony. The dark flooring contrasts beautifully with the white walls and natural light, making the apartment stand out. The kitchen is well-designed with integrated appliances and abundant storage.

The master bedroom is spacious and includes integrated wardrobes and an ensuite bathroom with a bathtub, shower, and additional storage behind mirrored cabinets. The second bedroom is also spacious and features integrated wardrobes for ample storage.

The balcony, accessible from both bedrooms, offers views of the Embassy Gardens complex. There is also plenty of storage space in the storage cupboard in the hallway.

Exclusive Facilities

Residents of The Residence enjoy access to a range of premium amenities, including a private gym, cinema room, business lounge, and 24/7 concierge services. The development also features communal landscaped gardens and a residents-only podium garden, providing peaceful outdoor spaces within the bustling city.

Prestigious Location

Located in the sought-after Nine Elms regeneration area on London's South Bank, The Residence is close to the new US Embassy and Apple's UK headquarters. The development offers easy access to shops, restaurants, and excellent transport links.

Luxurious Interiors

Each apartment boasts high-quality finishes like walnut floors, ceramic tiling, and underfloor heating. Kitchens are fully equipped, and living areas feature a media hub, LED lighting, and stunning views of the river and American Embassy.

Prime Connectivity

The Residence benefits from excellent transport links, including the new Northern Line extension to Nine Elms and Battersea Power Station, as well as Vauxhall station's quick access to Victoria, Kings Cross, and Waterloo. Nearby cycle paths, footpaths, and riverbus services enhance connectivity.

Local Council: Wandsworth
Council Tax Band: F
Leasehold

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

