



The Residence, Charles Clowes Walk, SW11

£1,135

Located in an elegant Manhattan loft-style development, this two-bedroom, two-bathroom interior designed contemporary apartment with far-reaching views from private balconies and luxurious amenities is situated in the heart of Nine Elms, London's newest and existing riverside district. Thornes House is close to the American Embassy and Battersea Power Station, yet you can be in central London in minutes.

The apartment comprises a spacious reception room complete with Samsung Smart TVs with Bose sound bars alongside a private winter garden creating a further living area. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows providing far reaching views across London. The apartment offers two double-bedrooms, two-bathrooms, one of which is an en-suite bathroom from the master bedroom. The apartment also benefits from ample storage space.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Low energy efficient - lower running costs	Current	Target	More environmentally friendly - lower CO ₂ emissions	Current	Target
(11-15) A			(101-115) A		
(16-20) B			(116-130) B		
(21-25) C			(131-145) C		
(26-30) D			(146-160) D		
(31-35) E			(161-175) E		
(36-40) F			(176-190) F		
(41-45) G			(191-205) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
2008/11/EC			2008/11/EC		