



The Residence, Charles Clowes Walk, SW11

£2,635

An impressive interior designed 1,715 Sq Ft three double-bedroom, two-bathroom air conditioned apartment located in Thornes House forming part of The Residence Collection in Nine Elms on London's iconic South Bank.

This luxury apartment is situated on the 9th floor of this prestigious building which features a 24-hour manned concierge along with a dedicated building manager, lift service, gym, media room, board room and secure underground parking.

The apartment comprises a magnificent 868 Sq Ft reception room offering an ideal entertaining space with Samsung Smart TV's with Bose sound bars incorporating a built in Amazon Alexa to control the reception room lighting, TV, heating systems and electric privacy curtains along with a private Winter Garden. The reception room is open plan to a fully fitted kitchen featuring integrated Miele appliances and Hot Tap with floor to ceiling windows.

The apartment offers a master bedroom suite featuring an en-suite shower room with a custom designed mirrored unit with integrated demisting features as well as a private winter garden from the bedroom. The apartment benefits from two further double-bedrooms and a family bathroom with WC. The apartment also benefits from ample storage space.

Thornes House is ideally positioned between two new Northern Line underground stations (set to open in 2020), adding to the extensive transport links including tree lined footpaths, dedicated cycle lanes, Clipper river service, local buses and the Pimlico bridge providing direct access into the neighbouring Royal Boroughs of Kensington and Chelsea.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(100-95) A		
(85-95) B			(95-90) B		
(75-85) C			(90-85) C		
(65-75) D			(85-80) D		
(55-65) E			(80-75) E		
(45-55) F			(75-70) F		
(35-45) G			(70-65) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Standard 2002/91/EC			EU Directive 2002/91/EC		