

1 Palmer Road | London, SW11



**25% Shared Ownership £172,500**  
**Leasehold**

- 1 bedroom apartment - Shared ownership (25%) • Balcony • Underfloor heating • Prince of Wales development • Approx. 688 Sqft Gross Internal Area • Minutes to Battersea Park • Battersea Power Station close by • Great transport links

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Shared ownership (Advertised price represents 25% share. Full market value £690,000).

A great opportunity in an amazing location.

This modern and spacious one bedroom apartment is set on the eighth floor and features a spacious reception room with wood flooring, open-plan kitchen, full-height windows and a door that leads out onto the south/south-west-facing balcony. The bathroom is stylish, spacious and modern with premium fittings. There also ample storage in the apartment as it includes a pair of storage/utility cupboards.

Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. with excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk providing direct trains to Waterloo (10 minutes) and Victoria (5 minutes).

Battersea Power Station provides restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

RICS Full market value: £690,000

Valuation expiry date: 23/11/2024


Percentage for sale: 25% (£172,500)

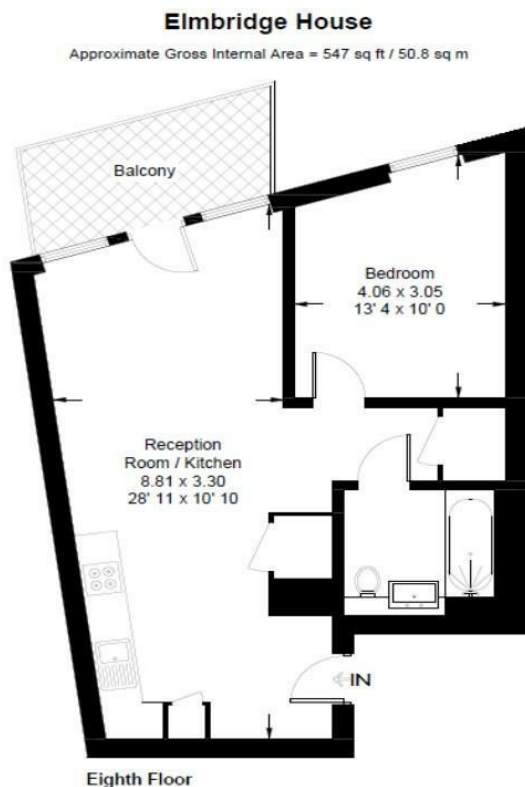
Rent: £676.60 p/m

Service charge: £227.21 p/m

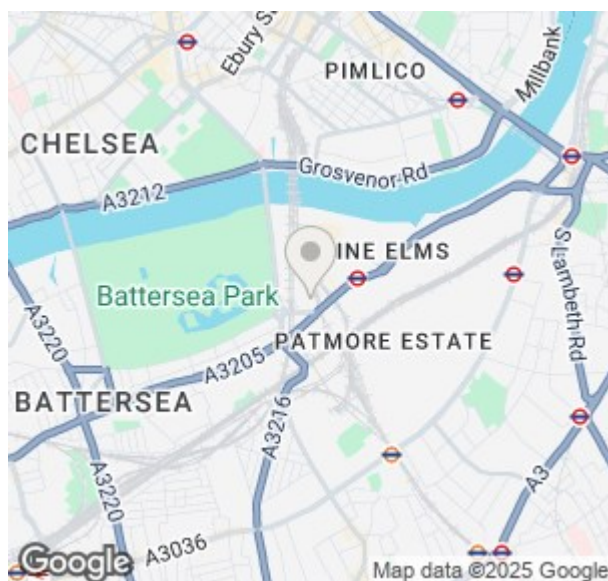
Council Tax: Band D, London Borough of Wandsworth

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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