

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



5 Palmer Road London

£770 Per Week

Situated in the sought after Prince of Wales Drive development, this one bedroom apartment is located only moments away from Battersea Park and the River Thames.

The apartment features beautiful interior design an open plan kitchen / reception room complete with integrated kitchen appliances and a private balcony. The apartment will also benefit from well thought out built in storage, a double bedroom and bathroom.

Residents have access to wonderful communal facilities such as the swimming pool, spa and 24 hour concierge.

Excellently located, the property is steps away from Battersea Park Rail Station and close to other zone one transport links, such as Battersea Power Station tube affording easy access to the City and Chelsea with its vibrant shops, bars and restaurants.

Photos and floor plan of a similar property.

Council Tax Band: Wandsworth D

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £770 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Communal | Internet: FttP

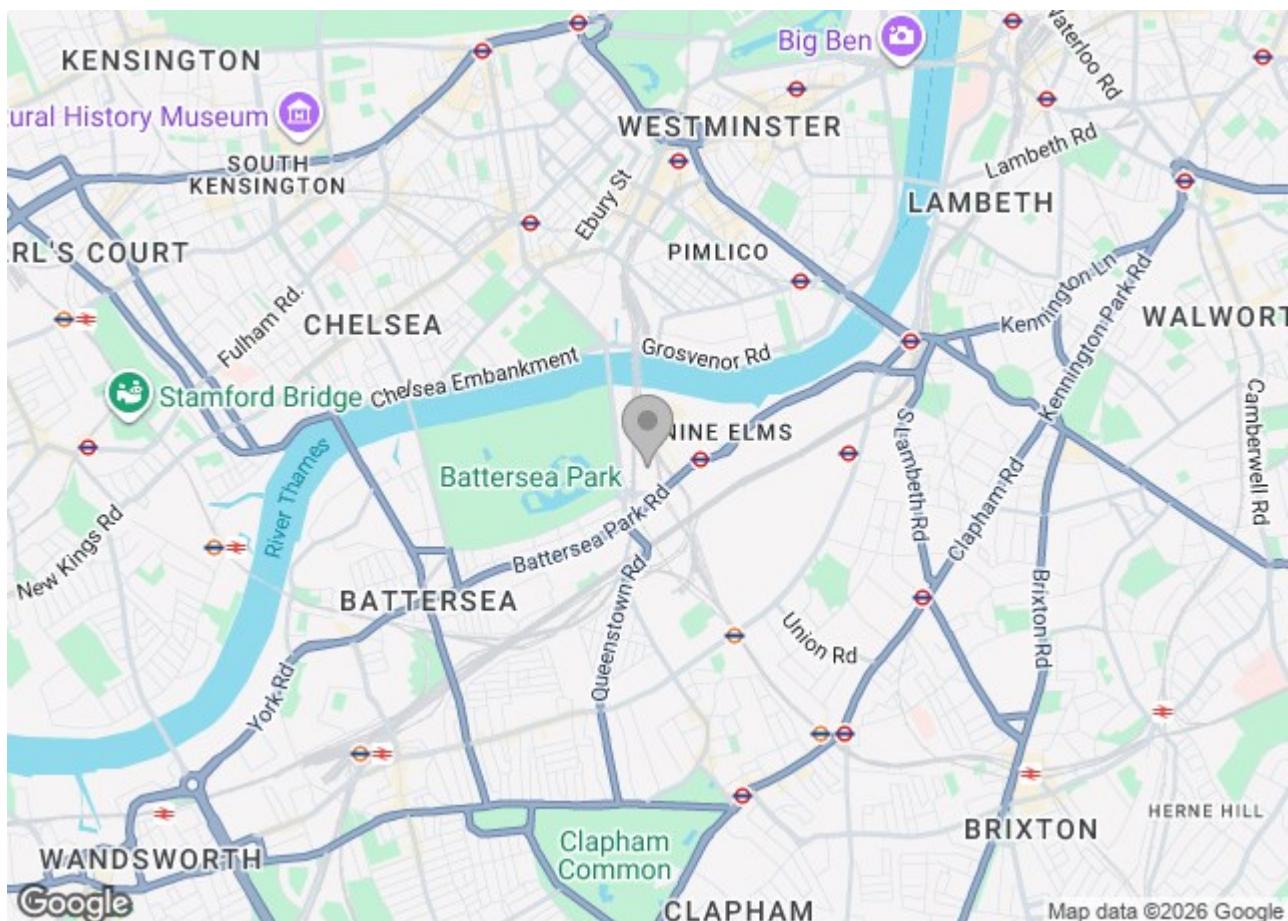
To check broadband and mobile phone coverage please visit Ofcom.

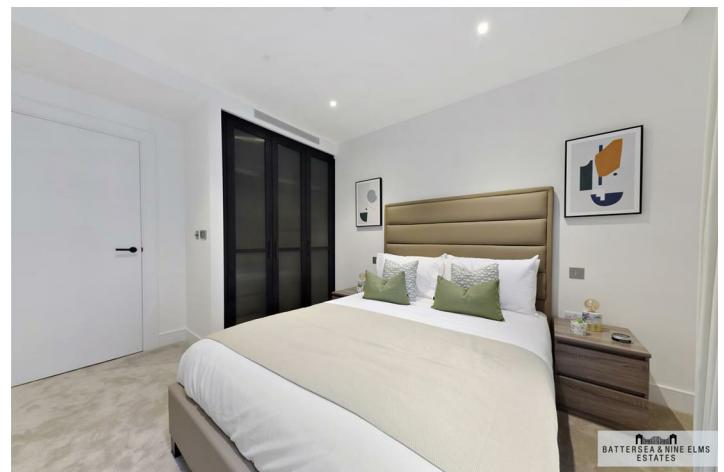
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

5 Palmer Road London



- One bedroom
- One bathroom
- Underfloor heating & comfort cooling
- 24 Hour concierge
- Residents swimming pool & spa
- Zone 1 transport links





Salisbury House, SW11

Approximate Gross Internal Area

53.64 sq m / 577 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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		
(81-91)	B	83	83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	