



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
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Glacier House, The Residence

Asking Price £625,000

A stunning one bedroom apartment set within The Residence development, situated in the highly sought after Nine Elms regeneration area. Luxuriously furnished and finished to the highest standard the apartment offers bright and spacious accommodation accentuated by the floor to ceiling windows.

Residents can also enjoy the brilliant on site amenities including the private gym, residents cinema and meeting room. Boasting an excellent location, the development sits close to Nine Elms & Vauxhall stations and other zone one transport links.

Approx. 990 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: N/A

Service charge amount: Ask agent

Service charge review period: N/A

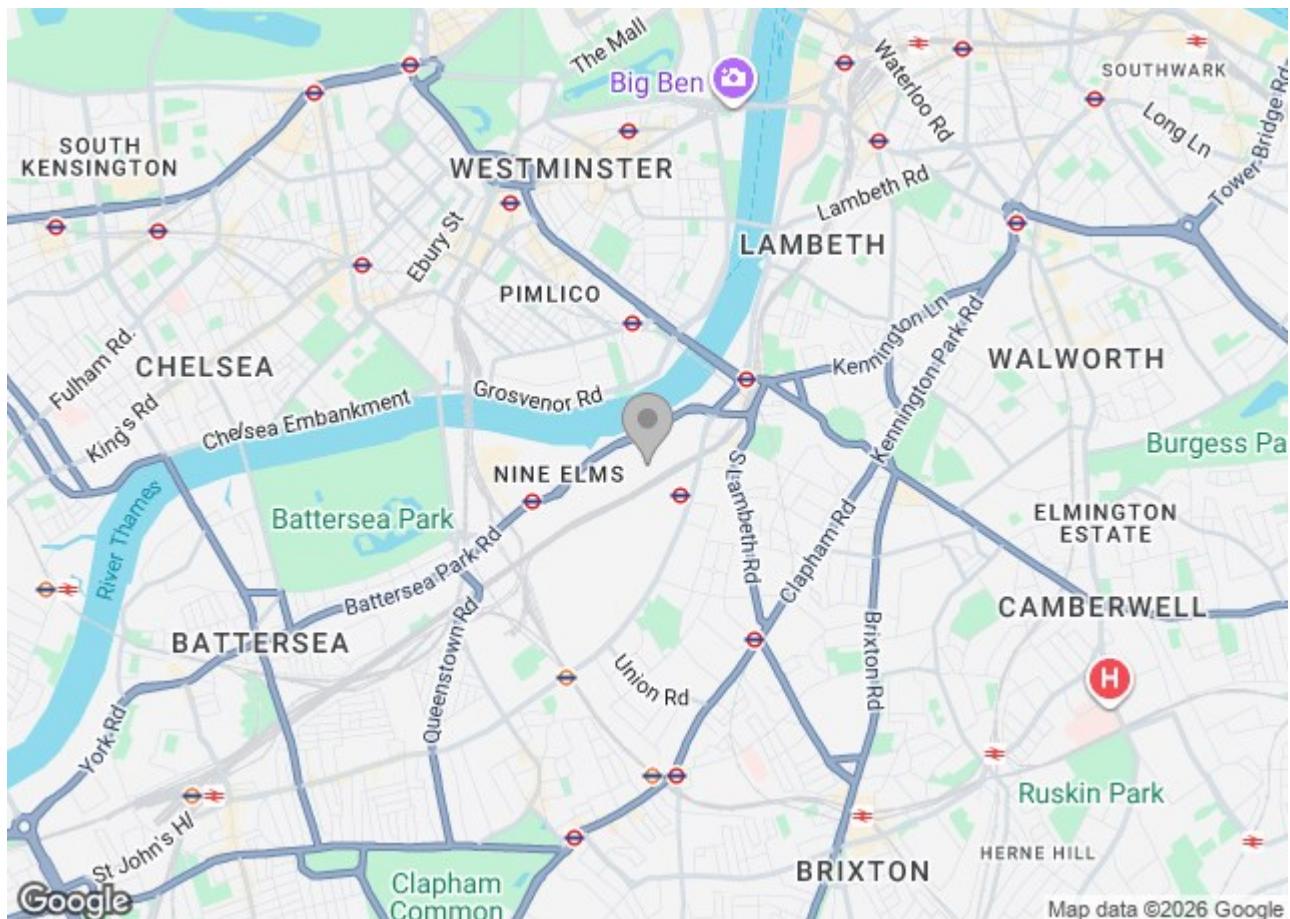
Council tax band: E (Wandsworth Council)

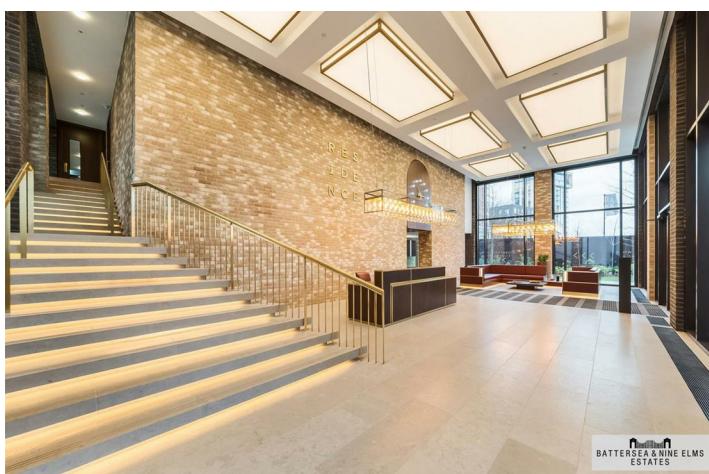
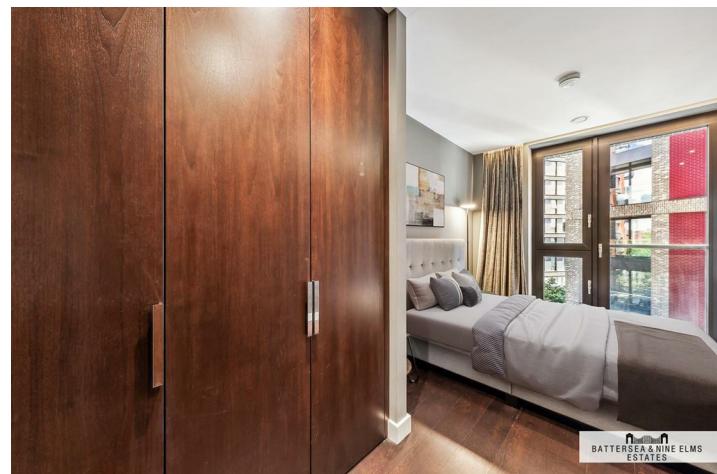
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking included

14 Charles Clowes Walk London



- One bedroom
- One bathroom
- Balcony
- Gymnasium
- Private cinema
- Excellent transport links
- 24 hour concierge
- Swimming pool





Glacier House, Charles Clowes Walk, SW11

Approximate Gross Internal Area
50.3 sq m / 541 sq ft

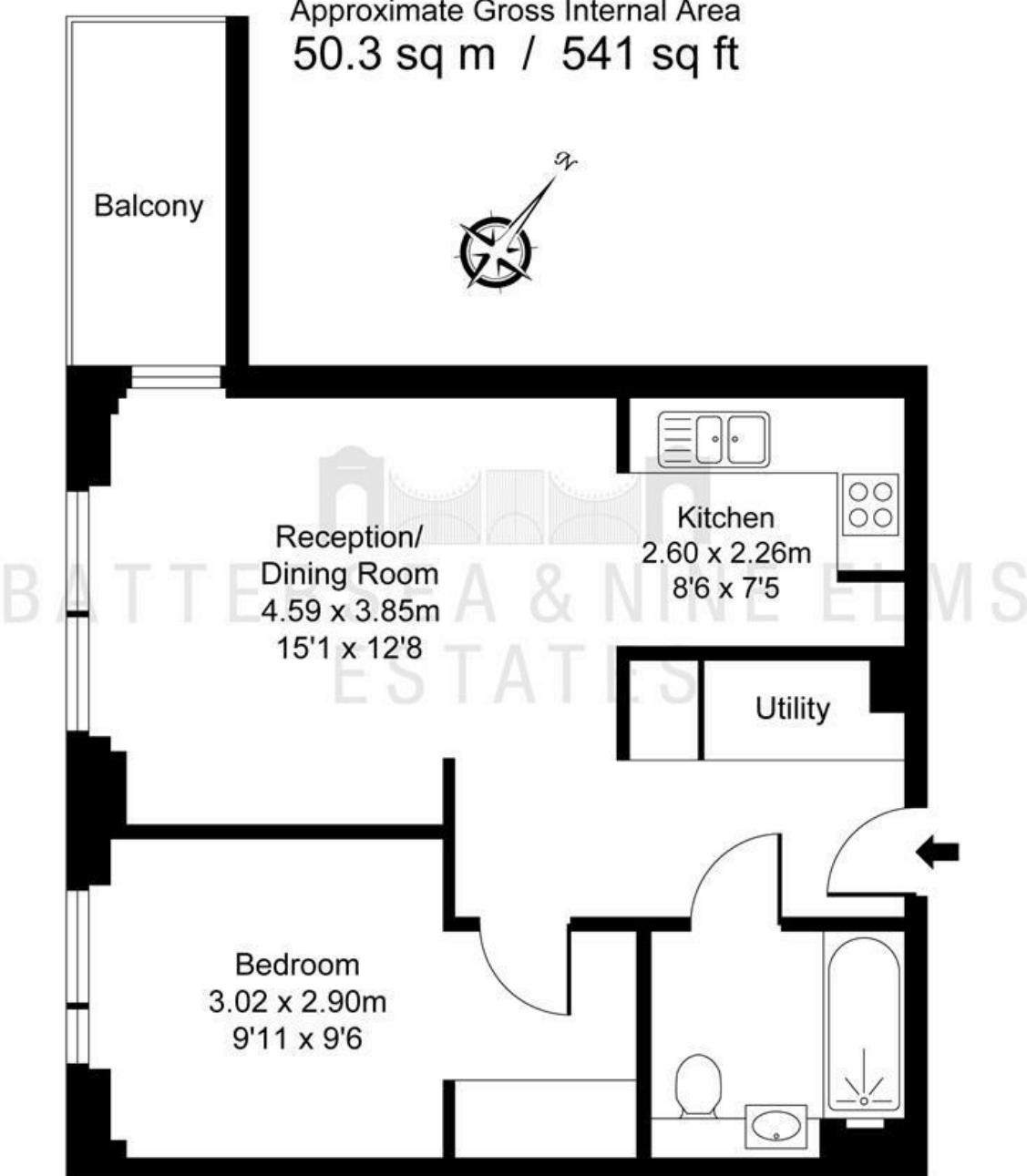


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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		87	87
(81-91) B			
(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		