



**BATTERSEA & NINE ELMS  
ESTATES**



## Salisbury House, Prince of Wales Drive

**Asking Price £925,000**

Welcome to Salisbury House, an exquisite modern apartment located on the prestigious Prince of Wales Drive. This delightful residence offers a perfect blend of comfort and contemporary living, making it an ideal choice for those seeking a stylish home in a sought-after area.

Spanning an impressive 663 square feet, this apartment features a well-designed layout that maximises space and light. The inviting reception room provides a warm and welcoming atmosphere. The apartment boasts two generously sized bedrooms. The modern bathroom is equipped with contemporary fixtures and fittings.

Situated in a prime location, Salisbury House benefits from excellent transport links and local amenities, making it convenient for daily living. This modern apartment is an exceptional opportunity for anyone looking to invest in a quality property in a desirable location.

Approx. 992 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: E (Wandsworth Council)

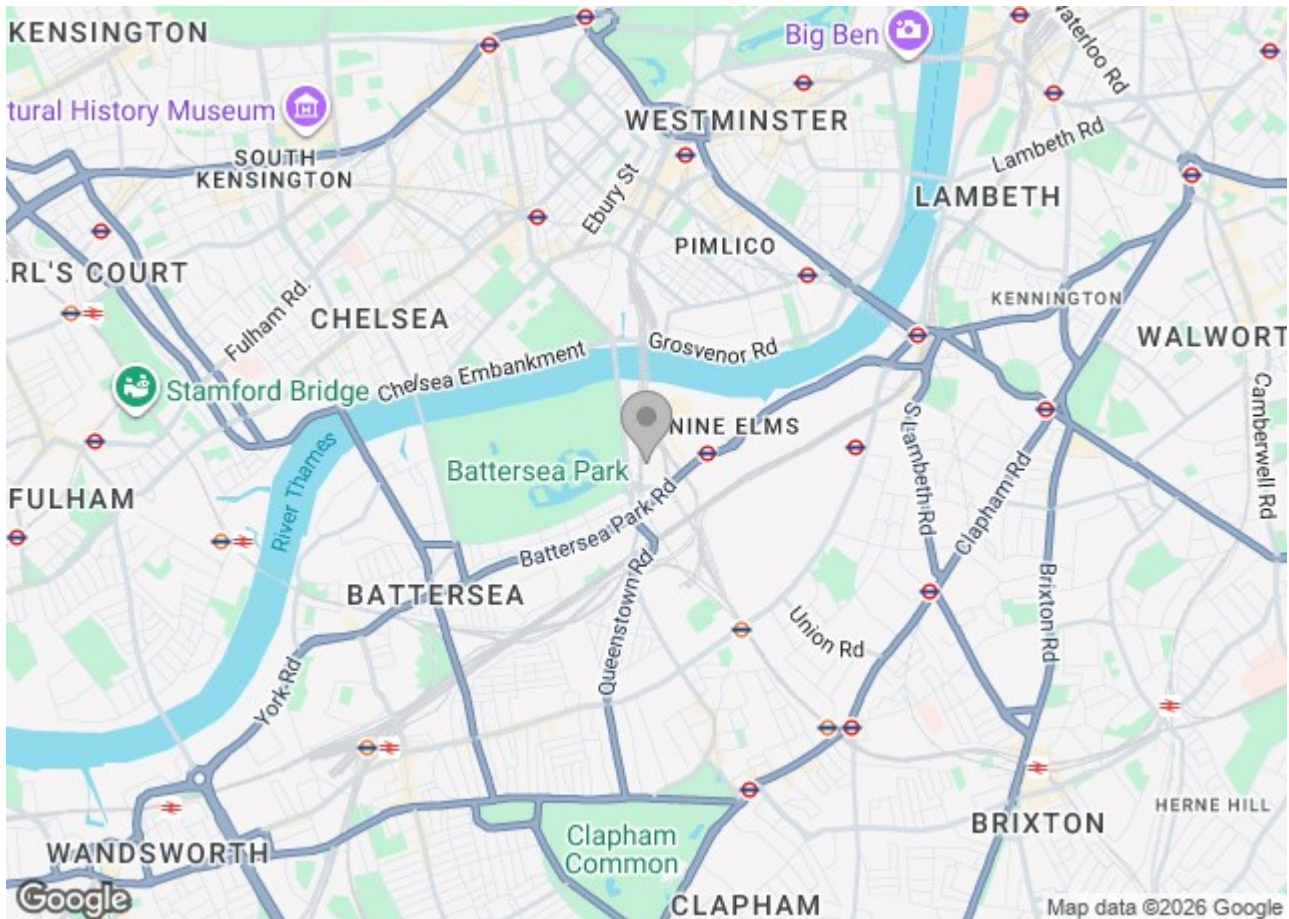
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Cladding: EWS1 Certificate available

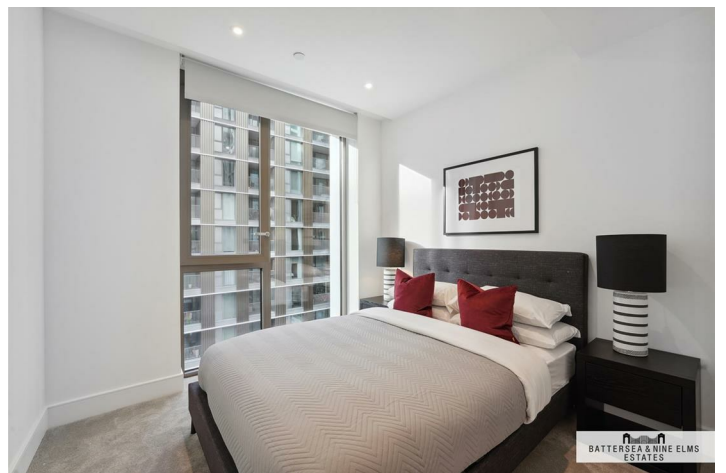
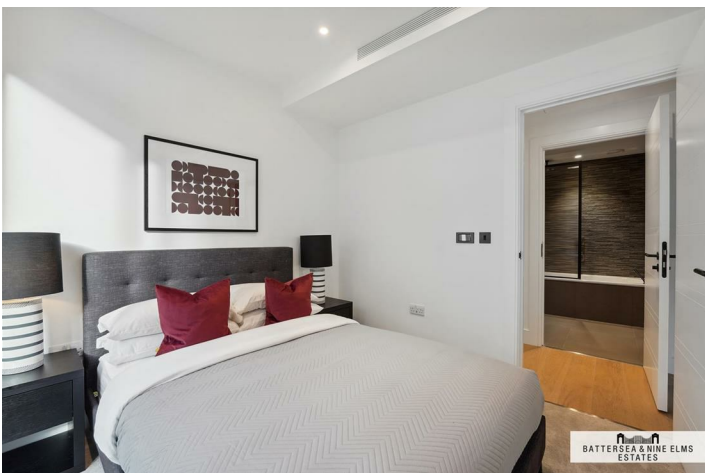
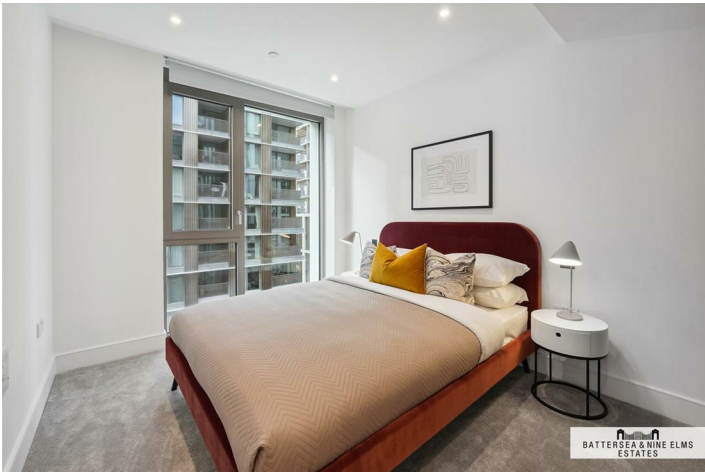
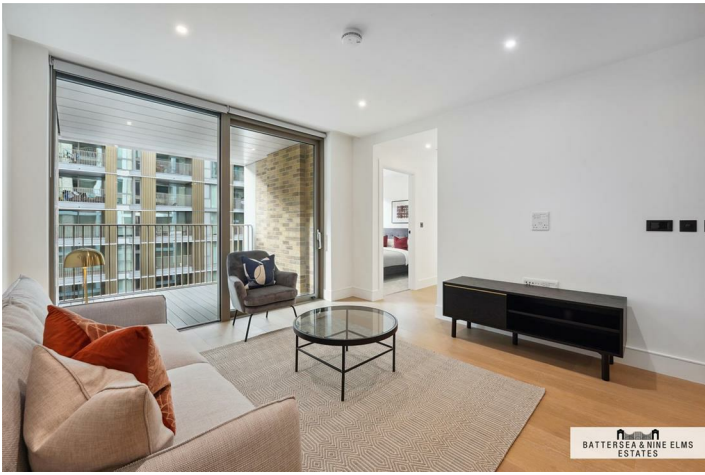
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 5 Palmer Road London



- Due to complete 2022 Q4
- In the sought after Prince of Wales Drive
- Two Bedrooms
- 24 hour concierge
- Swimming pool
- Close proximity to Battersea Power Station underground





## Salisbury House, Prince Of Wales Drive, SW11

Approximate Gross Internal Area  
61.64 sq m / 663 sq ft

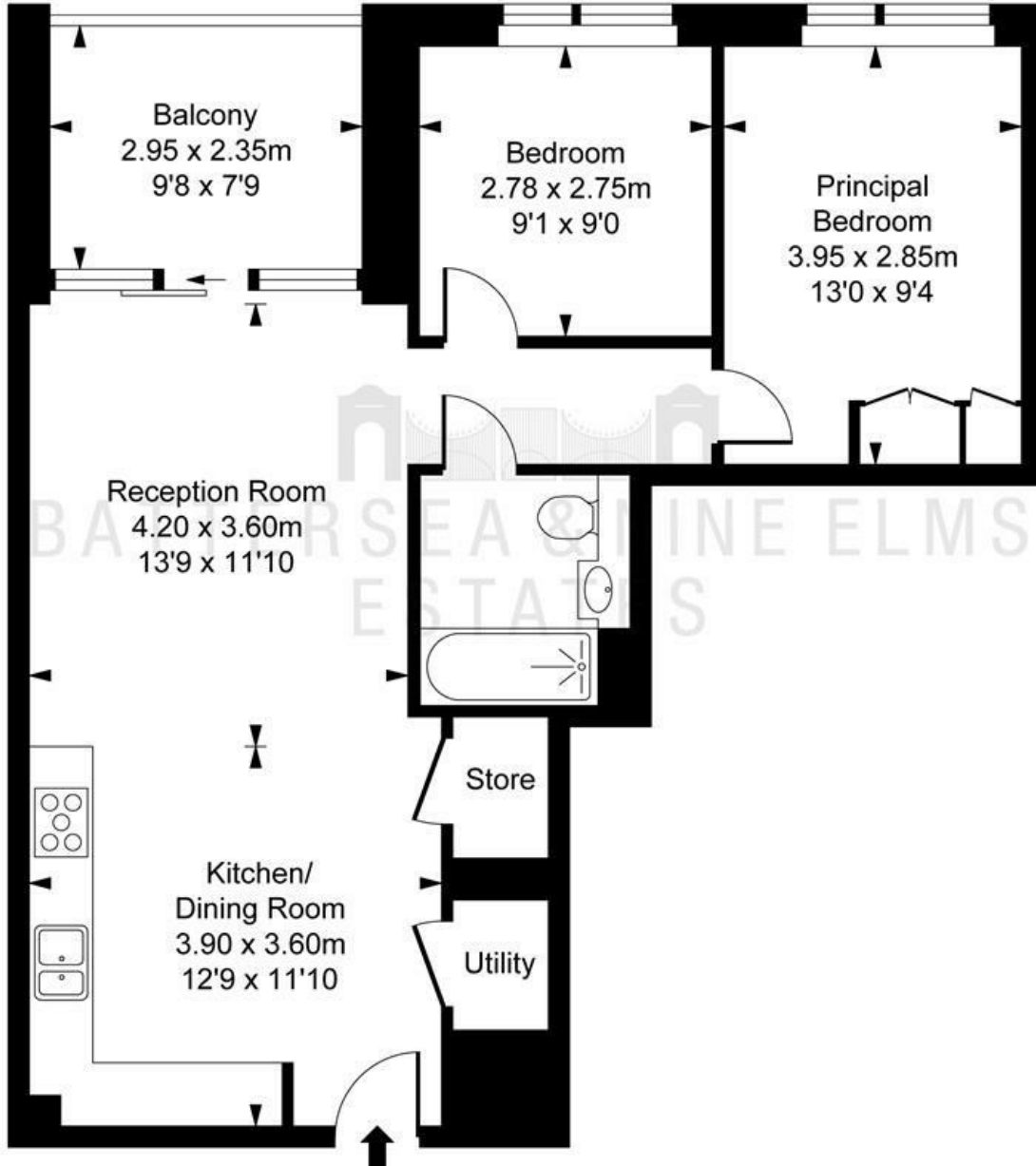


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	80	80	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC