



**BATTERSEA & NINE ELMS
ESTATES**

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



Huntington House, Palmer Road Offers In Excess Of £2,700,000

A spectacular three bedroom premium apartment set within the Prince of Wales Drive development. Offering approximately 2000 ft of luxurious accommodation, this stunning property boasts floor to ceiling windows with views of Battersea Park, a private roof terrace, two en suite bathrooms and a separate WC. The property comes inclusive of parking and basement storage unit.

Conveniently located for transport links to Victoria, Battersea Power Station, Vauxhall and Chelsea, this luxury development features a residents swimming pool, spa, 24 hour concierge service and outstanding meeting rooms games rooms and work space.

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

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking Included | 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

11 Palmer Road London



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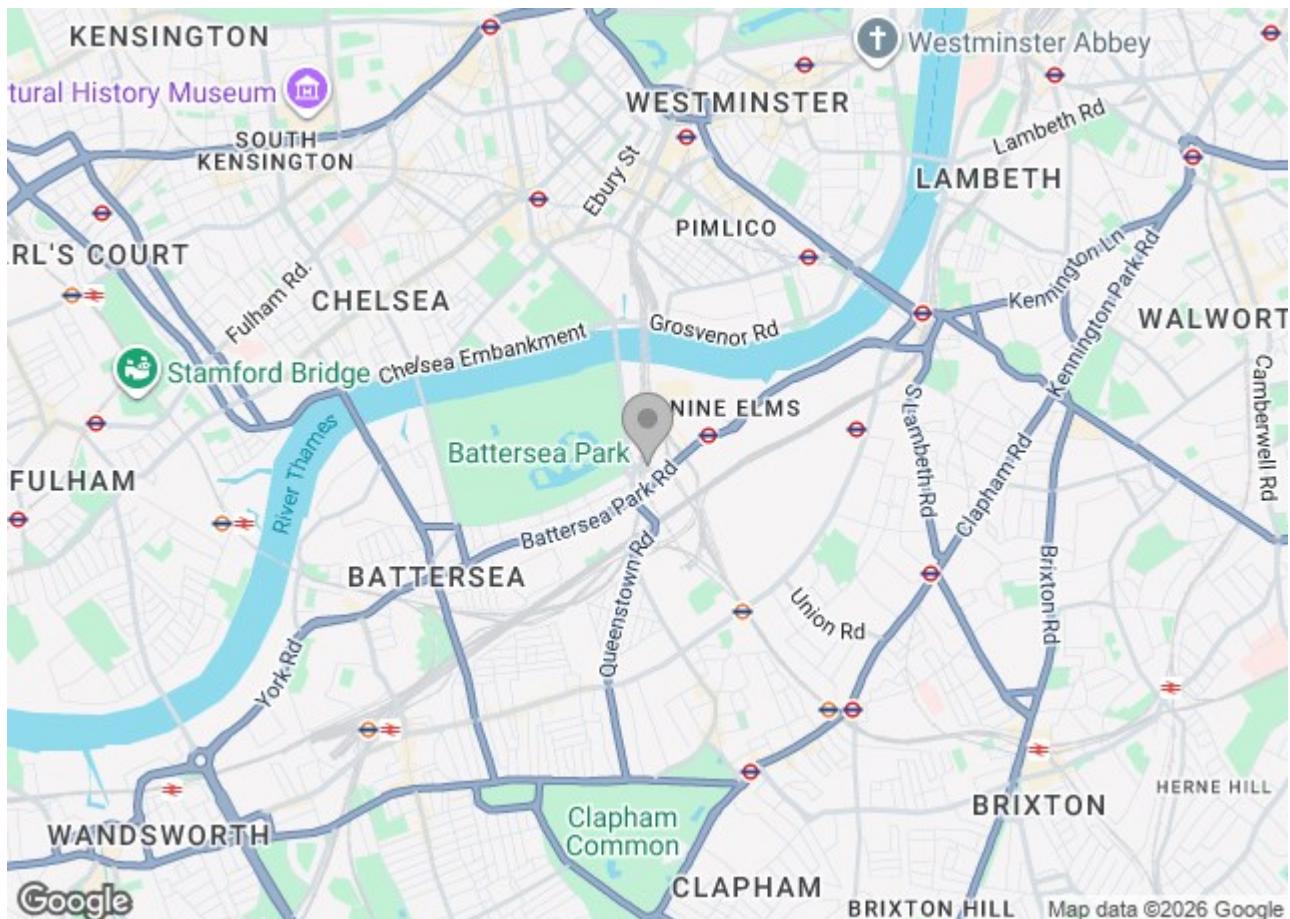


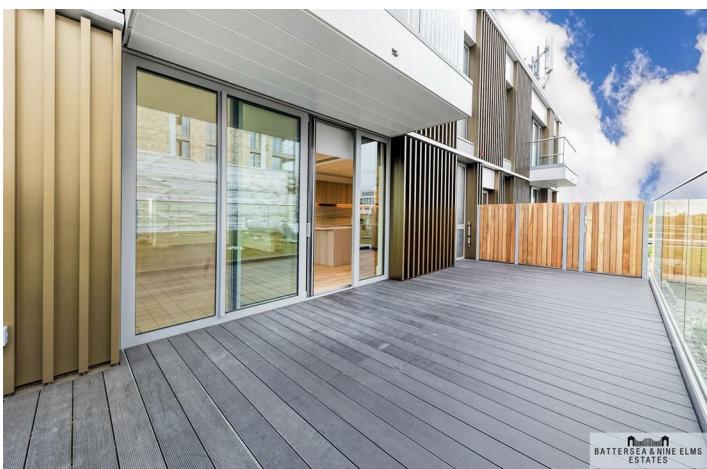
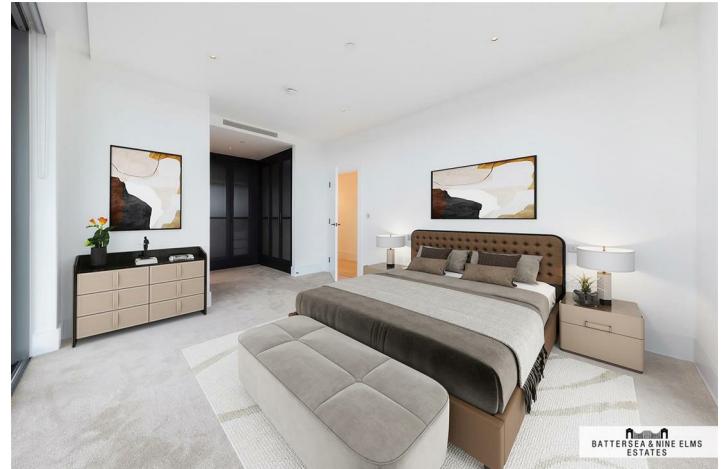
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- Three bedrooms
- 24 Hour concierge
- Furniture are computer generated images (CGI) for example only
- Three Bathrooms (Two en-suite)
- Residents swimming pool
- Secure parking
- Underfloor heating & comfort cooling





Floor Plan

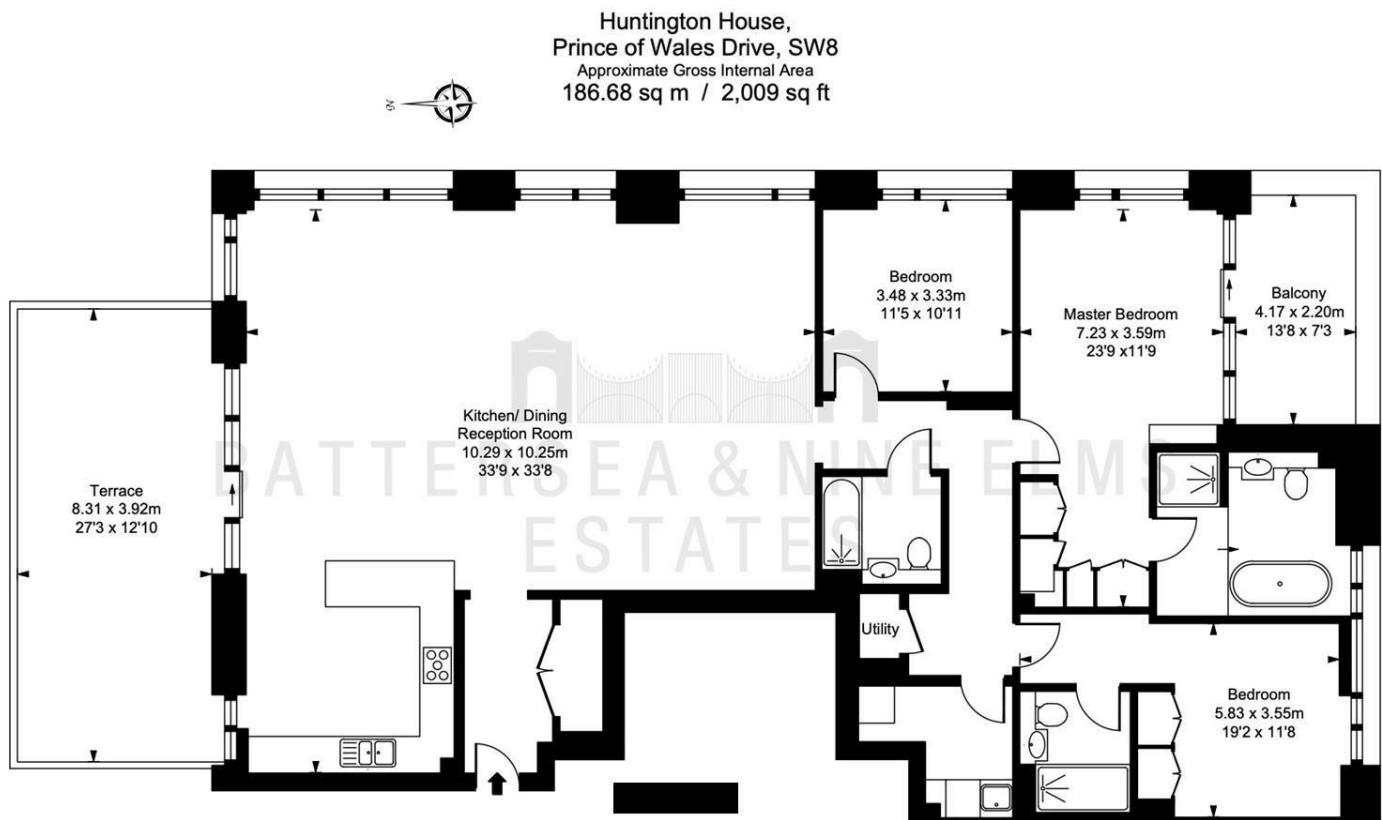


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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		86	86
(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		