

## 14 Charles Clowes Walk London

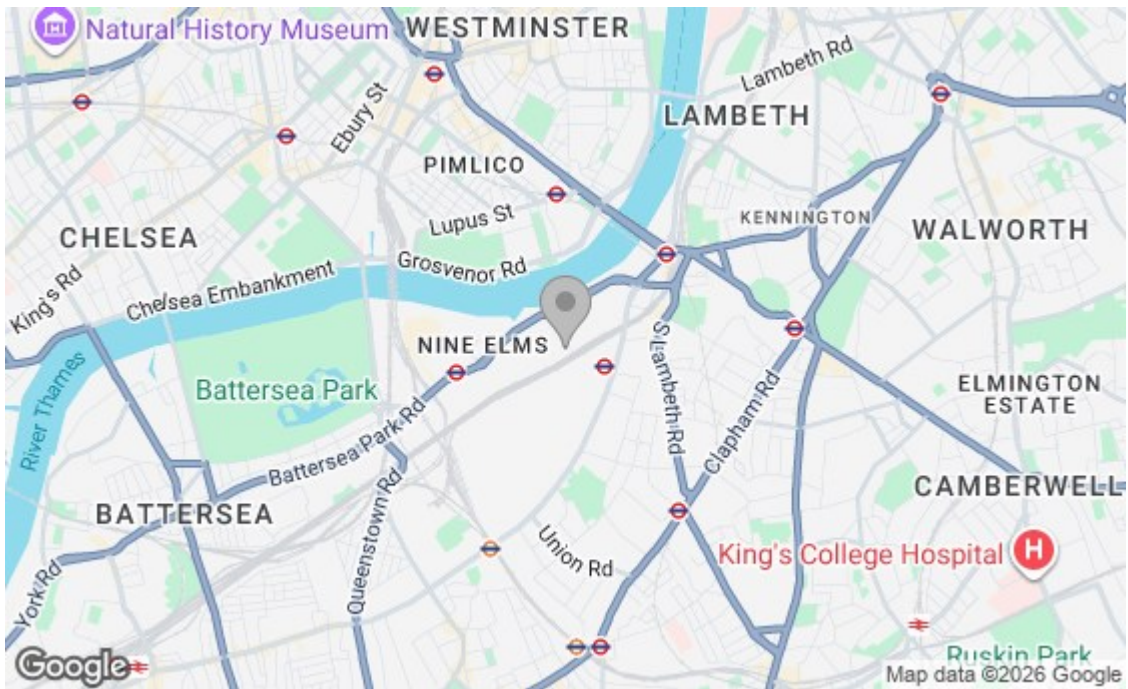
Set within the sought-after Glacier House, part of the prestigious Residence development in SW11, this beautifully presented three-bedroom, three-bathroom apartment offers generous living space, modern comfort, and exceptional views.

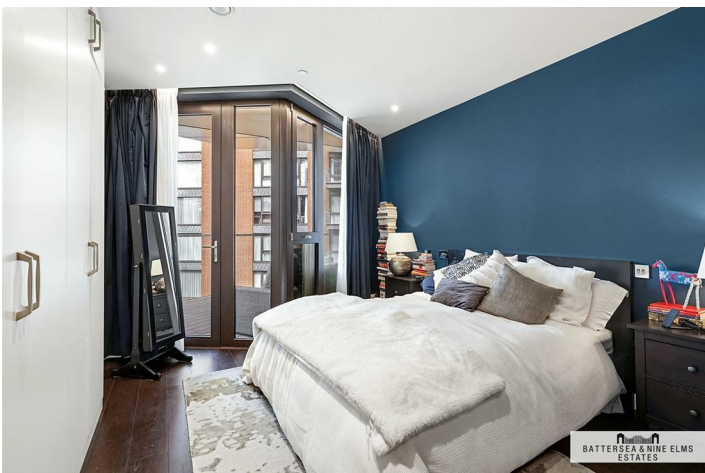
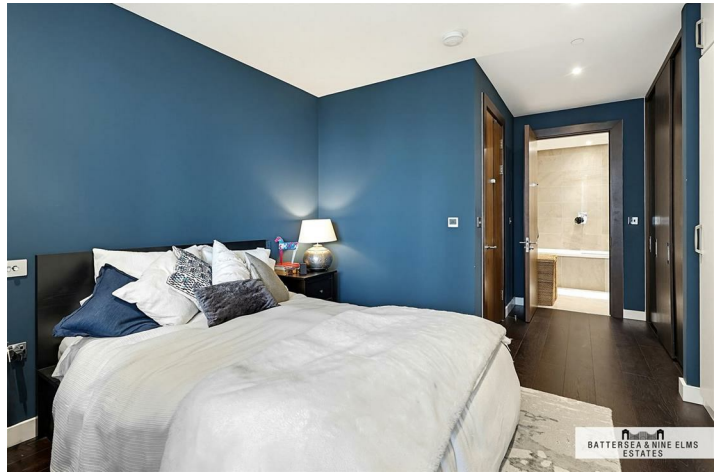
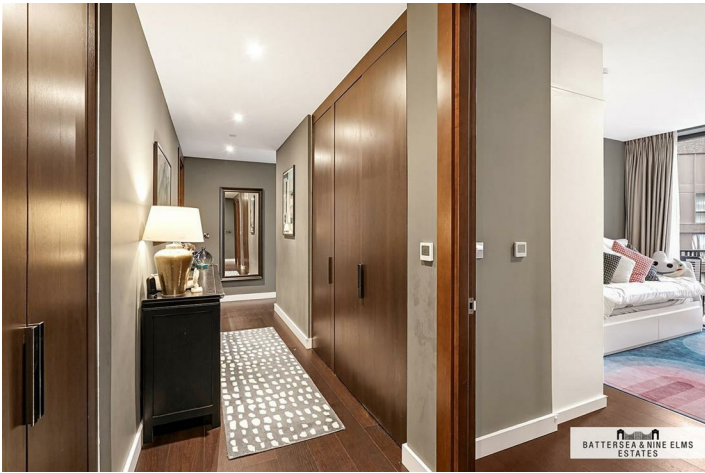
The apartment is in excellent condition throughout and features a spacious open-plan reception and dining area, ideal for both entertaining and everyday living. Floor-to-ceiling windows lead onto a large private balcony with impressive views towards the iconic US Embassy and the River Thames.

The contemporary kitchen is finished to a high standard, while all three bedrooms are well-proportioned and benefit from bespoke built-in wardrobe storage added by the current owners, enhancing both practicality and

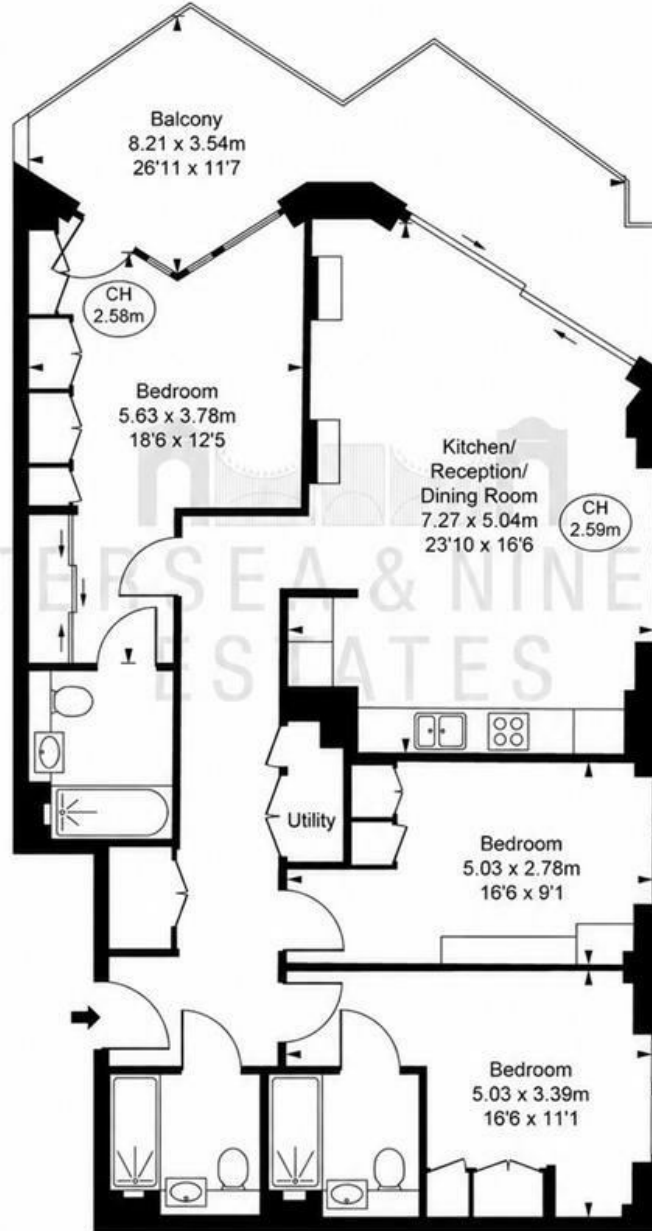
**Asking Price £1,400,000**

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Glacier House,  
 Charles Clowes Walk, SW11  
 Approximate Gross Internal Area  
 105.32 sq m / 1,134 sq ft  
 ( CH = Ceiling Heights )



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in 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 firm's 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) <b>A</b>      |         |           |
| (81-91) <b>B</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>                  |                         | 87      |           |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b>      |         |           |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |