

£700,000 Leasehold

Flat Ninety Nine Elmbriidge House, 1 Palmer Road, London SW11 4GB



- Eleventh (Top) Floor
- Underfloor Heating Throughout
- Minutes from Battersea Park
- Approx. 625 Sqft Gross Internal Area
- Balcony
- Short Walk from Tube/Rail Stations

## GENERAL DESCRIPTION

This generously-sized, one-bedroom apartment is on the top floor and has an open-plan kitchen/reception room with attractive, walnut-style flooring. A glazed door provides access to the west-facing balcony. The bedroom is spacious, the bathroom high-spec and there is a pair of storage/utility cupboards in the hallway. Well-insulated walls and roof, high performance glazing and underfloor heating supplied from a communal hot water system all contribute towards a very good energy-efficiency rating. Elmbriidge House is part of a recently-built development in the Nine Elms Regeneration Area. The lake, sports facilities and open spaces of Battersea Park are only a few minutes away. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site offers restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

**Tenure:** Leasehold (999 years from 01/01/2019).

**Service Charge:** £263.37 per month (subject to annual review).

**Council Tax:** Band D, London Borough of Wandsworth.

**Ground Rent:** £500.00 for the year.

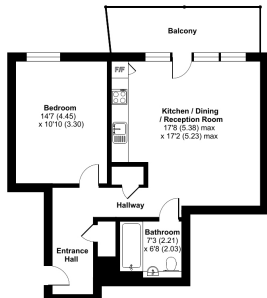
**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted without prior written permission from the housing association (except assistance animals). There is no parking space offered with this property.

## Palmer Road, London, SW11

Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



### ELEVENTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rickrecon 2024. Produced for Urban Moves. REF: 1222386

## DIMENSIONS

### ELEVENTH FLOOR

#### Entrance Hallway

#### Reception

17' 8" max. x 17' 2" max. (5.38m x 5.23m)

#### Kitchen

included in reception measurement

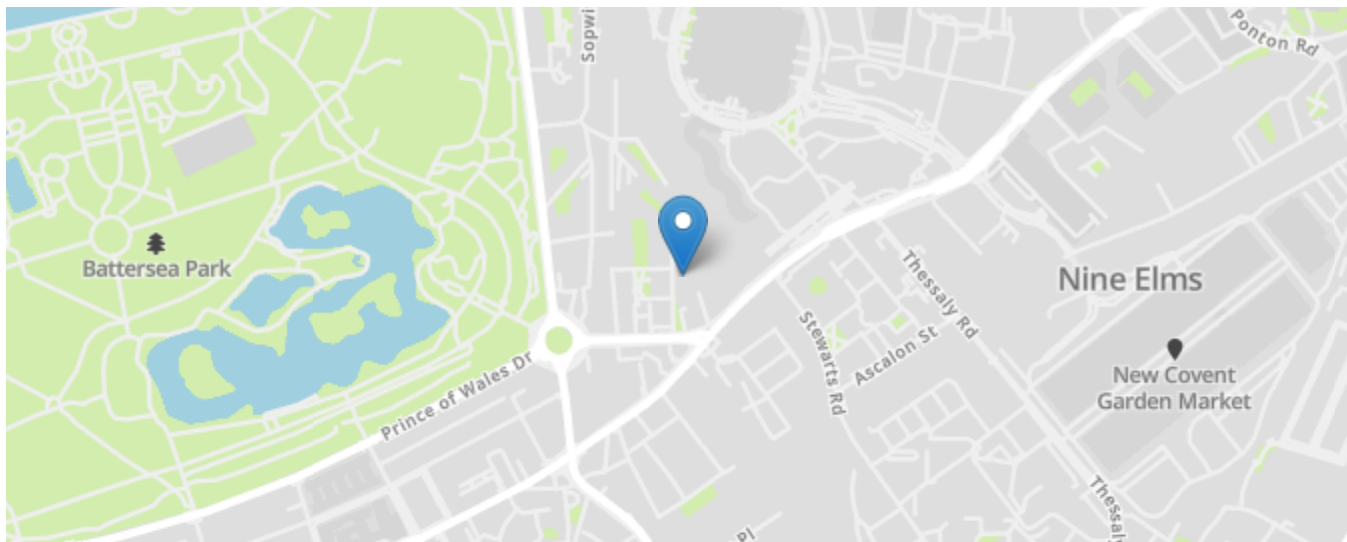
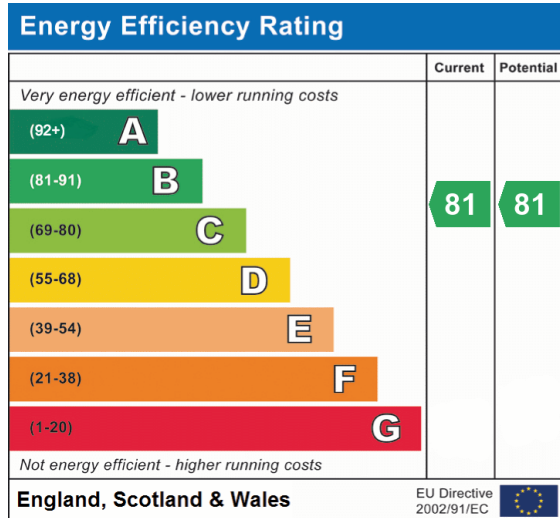
#### Balcony

#### Bedroom

14' 7" x 10' 10" (4.45m x 3.30m)

#### Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.