

£725,000 Leasehold

Elmbridge 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. Elmbridge 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.

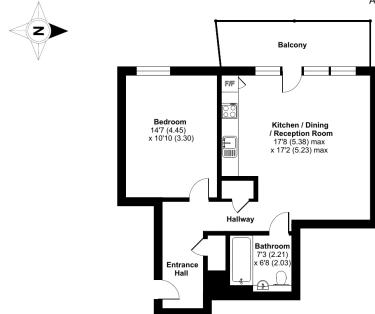
**Ground Rent:** £500.00 for the year.

**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.

## DIMENSIONS

Palmer Road, London, SW11  
Approximate Area = 625 sq ft / 58 sq m  
For identification only - Not to scale



ELEVENTH FLOOR  
This plan is provided in accordance with RICS Property Measurement 2nd Edition  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024  
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### ELEVENTH FLOOR

#### Entrance Hallway

#### Reception

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

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom

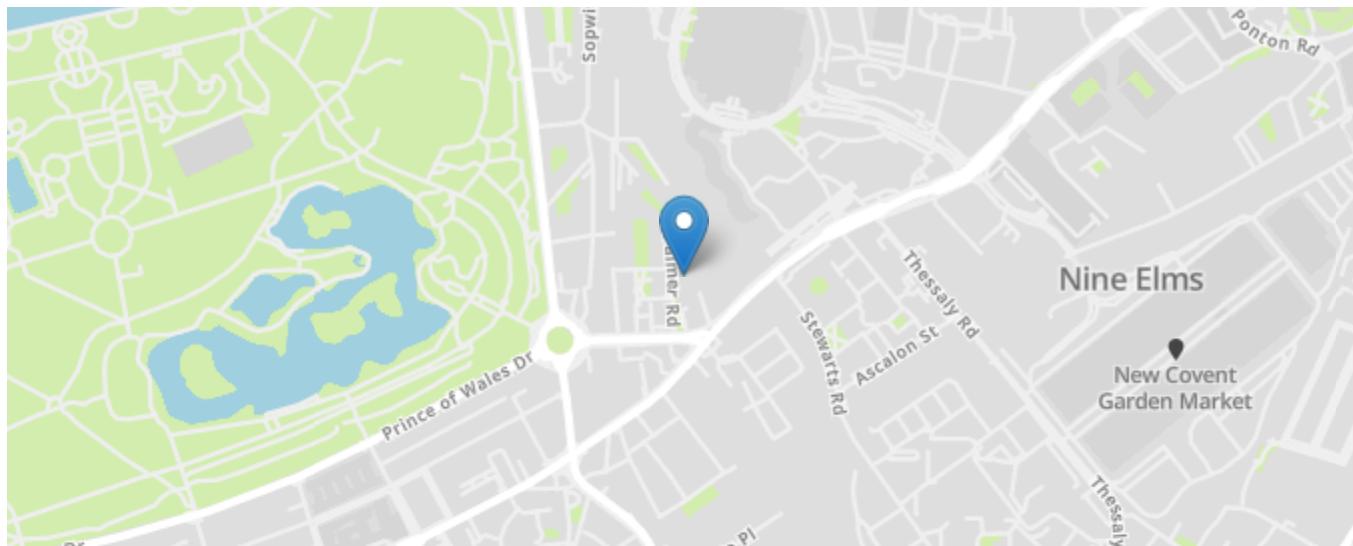
14' 7" x 10' 10" (4.45m x 3.30m)

#### Bathroom

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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	<b>81</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>



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.