

£710,000 Leasehold

Radley House, 10 Palmer Road, London SW11 4FS



- First Floor (building has a lift)
- Balcony
- Comfort Cooling
- Minutes from Battersea Park
- Approx. 662 Sqft Gross Internal Area
- Underfloor Heating
- Communal Garden
- Short Walk to Tube/Rail Stations

GENERAL DESCRIPTION

This spacious and immaculately-presented property is on the first floor and features a reception room with attractive wood flooring, a sleek, modern kitchen area and a large sliding door which opens onto the balcony. The generously-sized bedroom has a full-height, corner window, the bathroom is stylish and high spec and a utility room has been provided just inside the entrance. Radley House is part of a recently-built development in the Nine Elms Regeneration Area. The energy-efficiency rating is very good, thanks to demanding insulation standards and high performance glazing. There is comfort cooling for the warmer months and underfloor heating for when the weather turns colder. Residents can enjoy use of a very pleasant communal garden plus Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as the new Northern Line station. Nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

Tenure: Leasehold (999 years from 31/01/2019).

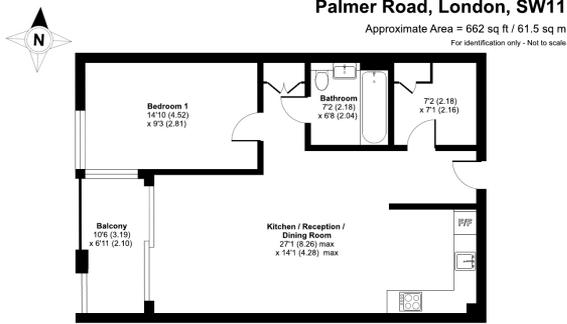
Service Charge: £314.54 per month (subject to annual review).

Ground Rent: £500.00 for the year.

Council Tax: Band D, London Borough of Wandsworth.

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 (except assistance animals). There is no parking space offered with this property.



FIRST FLOOR
This plan is produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richbecm 2025. Produced for Urban Moves. REF: 1335871

DIMENSIONS

FIRST FLOOR

Reception
27' 1" x 14' 1" (8.26m x 4.28m)

Kitchen
included in reception measurement

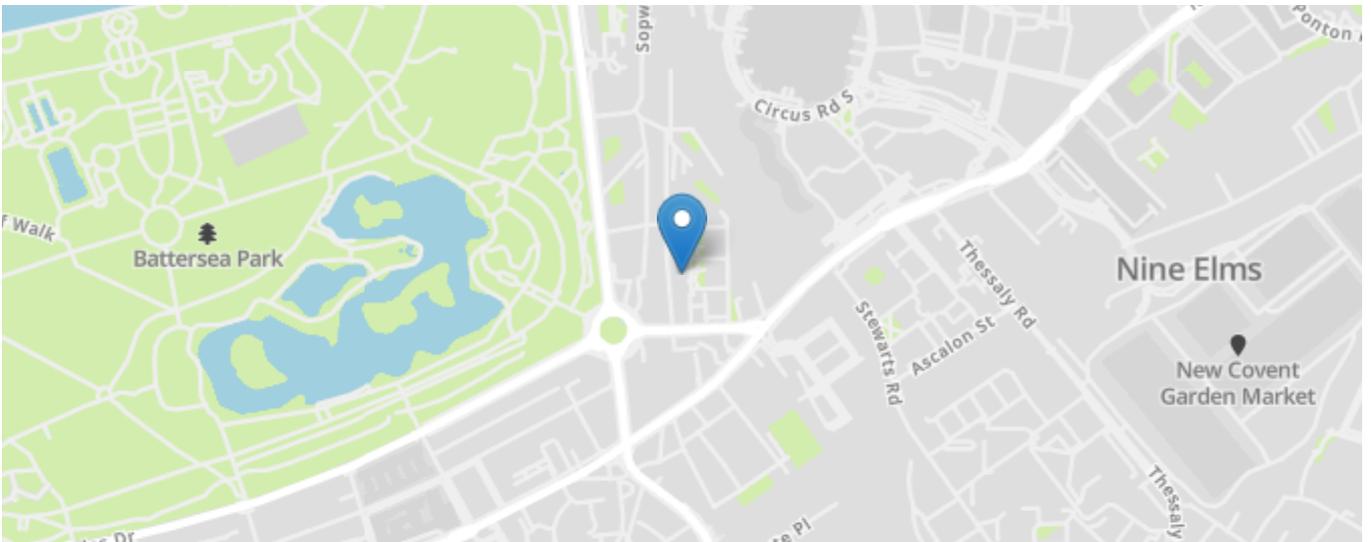
Balcony
10' 6" x 6' 11" (3.19m x 2.10m)

Bedroom
14' 10" x 9' 3" (4.52m x 2.81m)

Bathroom
7' 2" x 6' 8" (2.18m x 2.04m)

Utility Room
7' 2" x 7' 1" (2.18m x 2.16m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.