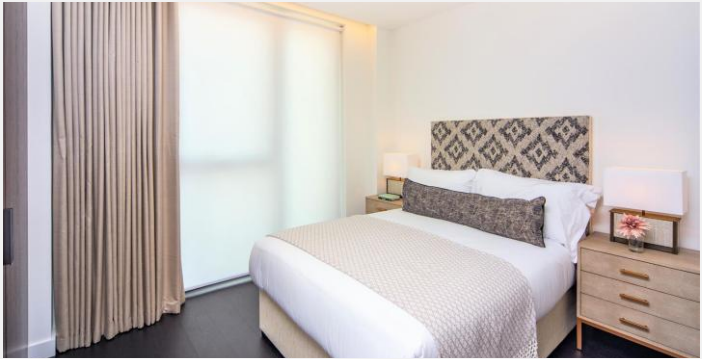
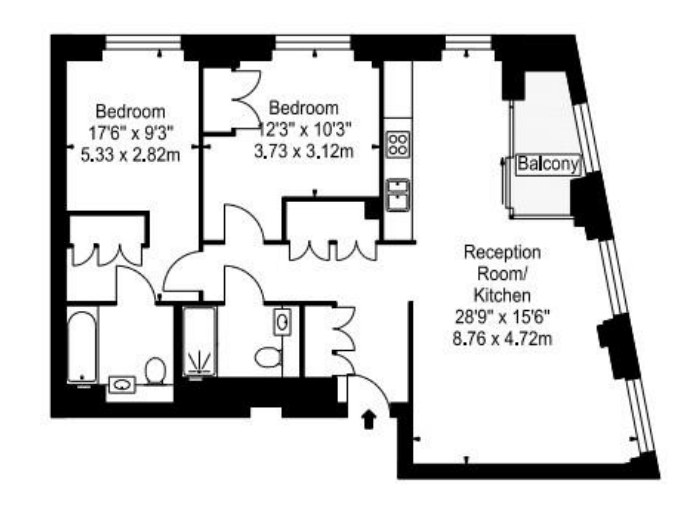




An two-bedroom, two bathroom modern apartment located in Thornes House forming part of The Residence Collection in Nine Elms on Londons iconic South Bank. This luxury apartment is situated on the 6th floor of this prestigious building which features a 24-hour manned concierge along with a dedicated building manager, lift service, gym, media room, and board room. The apartment comprises a spacious reception room complete with Samsung Smart TV's with Bose sound bars incorporating a built in Amazon Alexa to control the apartments lighting, TV and heating systems along with a private balcony. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows providing far reaching views across London. Thornes House is ideally positioned between Vauxhall stations and the Nine Elms Northern Line underground station, adding to the extensive transport links including tree lined footpaths, dedicated cycle lanes, and Clipper river boat services



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

**Local authority:** London Borough of Wandsworth

**Internal area:** 886 sq. ft. / 82.31 sq. m

**No. of bedrooms:** 2