

Lots Road | London, SW10



£11,000

• Brand New Powerhouse Development • Full Length Balcony • Fully Furnished • River Views • Underfloor Heating • 24-hr Concierge • Health Club On Site • Bespoke, Fully Fitted Kitchen • Ensuite Master Bedroom • 15min Walk to Fulham Broadway

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Exquisite three-bedroom apartment offers a unique blend of elegance, comfort and modern living. With a private full-length balcony, which presents stunning views of the river, creating an idyllic setting. With an en-suite bedroom and two good-sized bedrooms this apartment can be ideal for both professionals or families. The apartment also comes with the benefit of a fully fitted kitchen, complete with brand new kitchen furniture. The flat comes fully furnished, allowing for a seamless transition into your new home.

Situated within the new Powerhouse development in Chelsea, the apartment is brand new as well the building which includes benefits such as 24 hour concierge and state of the art facilities onsite. Direct river views and tranquil gardens to wander round whilst being situated very close to the Kings Road.

WALKING DISTANCE
Imperial Wharf Station 7 mins
Chelsea Harbour Pier 7 mins
Fulham Broadway Station 15 mins

FACILITIES

Three Bedroom



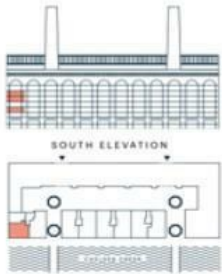
- LEVEL 3 APT E3.2
- LEVEL 5 APT E5.2
- LEVEL 6 APT E6.2*

Windows denoted with ** do not open in these apartments
* AW Arched windows to apartment E6.2 only



Living / Dining	6.3m x 4.6m	20'7" x 15'1"
Kitchen	2.3m x 3.5m	7'5" x 11'5"
Principal bedroom	4.1m x 3.6m	13'5" x 11'8"
Bedroom 2	2.8m x 3.4m	9'2" x 11'2"
Study / Bedroom	3.1m x 2.8m	10'2" x 9'2"
Apartment area	103.8 sq m	1,118 sq ft
Balcony	17.3 sq m	187 sq ft
Total area	121.1 sq m	1,305 sq ft

W Washing machine, TD Tumble dryer, HIU Heat interface unit, HAS Home Automation System.
Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. Please refer to the area schedule at the front of the brochure for exact area figures.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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