

1 Palmer Road | London, SW11



25% Shared Ownership £160,000
Leasehold

- 1 bedroom apartment - Shared ownership (25%) • Balcony • Underfloor heating • Prince of Wales development • Approx. 688 Sqft Gross Internal Area • Minutes to Battersea Park • Battersea Power Station close by • Great transport links • Stylish Modern Living • Very Close to Battersea Park

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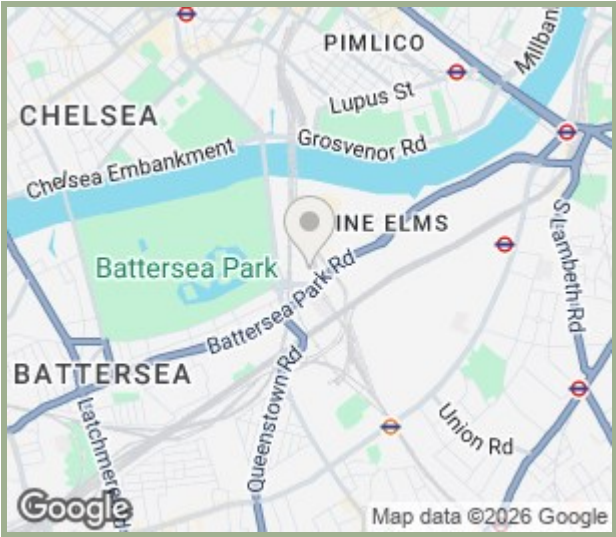


Shared ownership (Advertised price represents 25% share. Full market value £640,000).

A great opportunity in an amazing location. This modern and spacious one bedroom apartment is set on the eighth floor and features a spacious reception room with wood flooring, open-plan kitchen, full-height windows and a door that leads out onto the south/south-west-facing balcony. The bathroom is stylish, spacious and modern with premium fittings. There also ample storage in the apartment as it includes a pair of storage/utility cupboards.

Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. with excellent transport links with both Queenstown Road and Battersea Park Stations within a few minutes walk providing direct trains to Waterloo (10 minutes) and Victoria (5 minutes). Battersea Power Station provides 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.

RICS Full market value: £640,000
Percentage for sale: 25% (£160,000)
Service charge: £260 p/m
Council Tax: Band D, London Borough of Wandsworth

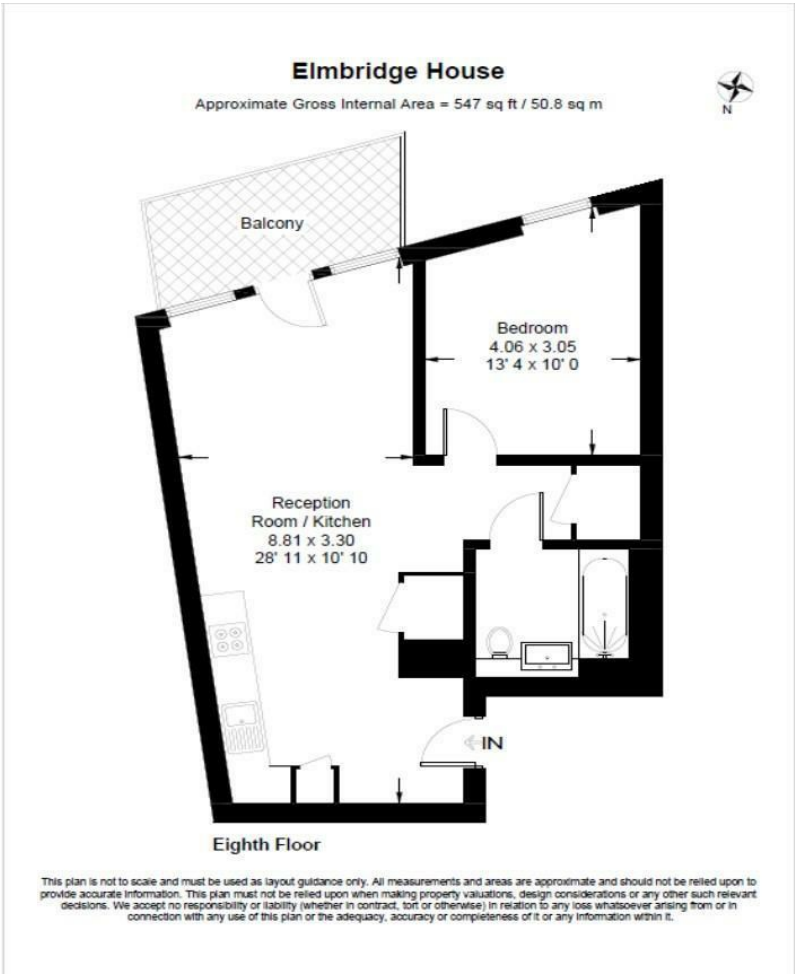


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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



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