



The Residence, Charles Clowes Walk, SW11

£1,124

An impressive interior designed 902 Sq Ft two-bedroom, two-bathroom apartment located in Thornes House forming part of The Residence Collection in Nine Elms on London's iconic South Bank.

This luxury apartment is situated on the 3rd floor of this prestigious building which features a 24-hour manned concierge along with a dedicated building manager, lift service, gym, media room, board room and secure underground parking.

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. The apartment offers two double-bedrooms, two-bathrooms, one of which is an en-suite bathroom from the master bedroom. The apartment also benefits from ample storage space.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Low energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(91-100) A			(10-15) A		
(81-90) B			(16-25) B		
(71-80) C			(26-35) C		
(61-70) D			(36-45) D		
(51-60) E			(46-55) E		
(41-50) F			(56-65) F		
(31-40) G			(66-75) G		
(1-30) H			(76-85) H		
(1-10) I			(86-95) I		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Standard 2002/91/EC	2018/844/EC	England & Wales	EU Directive 2002/91/EC	2018/844/EC