



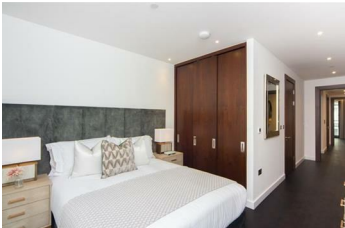
The Residence, Charles Clowes Walk, SW11

£1,290

An impressive interior designed 864 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 9th 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 area 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. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows. The apartment offers two double-bedrooms, two-bathrooms, one of which is an en-suite bathroom from the master bedroom as well as a private balcony accessed via the reception area and one of the bedrooms. The apartment also benefits from ample storage space.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(10-15) A		
(85-94) B			(16-25) B		
(75-84) C			(26-35) C		
(65-74) D			(36-45) D		
(55-64) E			(46-55) E		
(45-54) F			(56-65) F		
(35-44) G			(66-75) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Standard 2002/91/EC	England & Wales		EU Standard 2002/91/EC	England & Wales	