

STURGES
LONDON

Charles Clowes Walk, Nine Elms, London
£7,220 Per calendar month



- An impressive interior designed 1,123 Sq Ft apartment on the 9th Floor
- 3 three double-bedroom and two-bathrooms
- Located in the Residence Collection on the iconic South Bank
- CCTV, Digital TV, Video Entry, Wifi and Air Conditioned
- Gardens, Gym, Spa, Lifts, Parking, Porter and Shops
- Available furnished or unfurnished
- Spacious reception room perfect for entertaining
- Private balcony



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Charles Clowes Walk, London

An impressive interior designed 1,123 Sq Ft three double-bedroom, two-bathroom air conditioned 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 room complete with Samsung Smart TV's with Bose sound bars incorporating a built in Amazon Alexa to control the reception room lighting, TV, heating systems and electric privacy curtains along with a private balcony. The reception room is open plan with a fully fitted kitchen featuring integrated Miele appliances and Hot Tap with floor to ceiling windows.

The apartment offers a master bedroom suite with walk-in wardrobes, an en-suite bathroom featuring a custom designed mirrored unit with integrated demisting features as well as a private balcony from the bedroom. The apartment benefits from two further double-bedrooms and a family shower room with WC and separate guest cloakroom. The apartment also benefits from ample storage space.

Thornes House is ideally positioned between two new Northern Line underground stations, adding to the extensive transport links including tree lined footpaths, dedicated cycle lanes, Clipper river service, local buses and the Pimlico bridge providing direct access into neighbouring Chelsea.

Local Authority:

Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

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NINTH FLOOR

APPROX. GROSS INTERNAL AREA*
 Apartment - 1,123 Ft² - 104.29 M²
 Balcony - 90 Ft² - 8.36 M²

Property Details:
APARTMENT 47
THORNES HOUSE
4 CHARLES CLOWES WALK
LONDON
SW11 7AG

Plans Drawn: 29.01.2019

Surveyed and Drawn By:

BKR

Hideaway Work Space
 1 Empire Mews
 London
 SW16 2BF

Tel: 0345 257 2023
 info@bkrfloorplans.co.uk
 www.bkrfloorplans.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 	

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.