

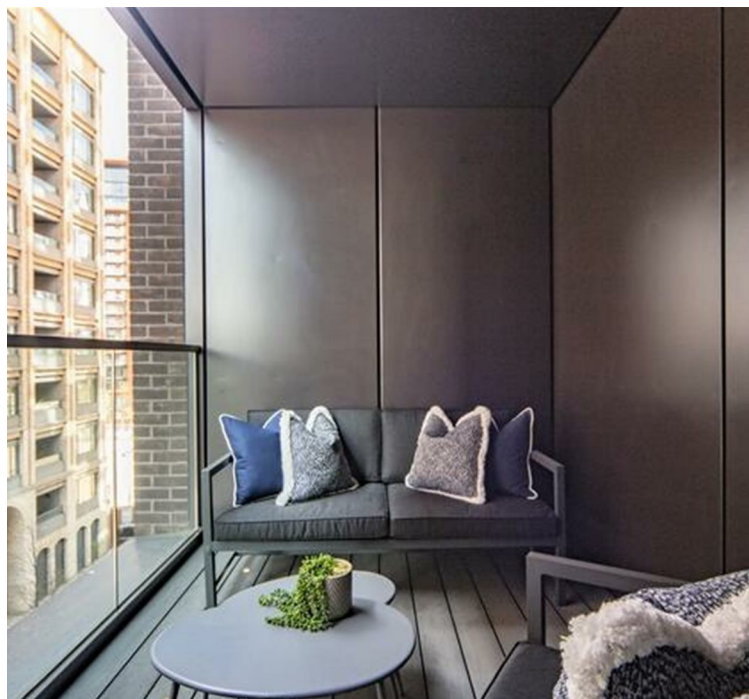


STURGES  
LONDON

Charles Clowes Walk, Nine Elms, London  
£4,789 Per month



- Interior Designed 2 Bedroom Apartment
- Private Balcony
- Use of Communal Gardens, Gym & Spa
- Underground Parking, Concierge, Porter & Shops
- Excellent Transport Links
- CCTV, Digital TV, Wifi, Video Entry
- Available to Rent Furnished or Unfurnished



STURGES  
LONDON



## Charles Clowes Walk, London

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 2nd 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, Bose Sound Bar 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. There are two double-bedrooms, two-bathrooms (one of which is an en-suite from the master bedroom). 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 the neighbouring Royal Boroughs of Kensington and Chelsea.

**Local Authority:**

**Council Tax Band:** E

**Lease:** Add text here


**Service Charges:** Add text here

**Ground Rent:** Add text here

**STURGES**  
LONDON



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**For more information, please contact:**

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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.