



Radley House, Palmer Road, Nine Elms, SW11

Asking Price: £1,200,000

 Benham
& Reeves

Radley House, Palmer Road, Nine Elms, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright and modern flat in Prince of Wales Drive, one of the finest new Berkeley developments. Set on the seventh floor, the apartment offers 917 square feet (approx.) of contemporary living space comprising an open plan reception room with floor-to-ceiling windows, affording plenty of natural light and access to a private balcony. There is a fully integrated modern kitchen with high-end appliances, dining area and utility room. The main bedroom benefits from built-in storage and an en-suite bathroom. There is a further double bedroom. The apartment further benefits from air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception and hallway and carpets in the bedrooms for added comfort.

Prince of Wales Drive is a desirable development, set amongst beautiful landscaped gardens on the banks of the River Thames. Residents benefit from excellent 24-hour concierge, swimming pool & spa, music room and library, residents' roof terrace, 24th floor residents' bar, cinema and flexy working space.

Ideally positioned by Chelsea Bridge, the development offers easy access to the wide open spaces of Battersea Park, as well as the fashionable shops and restaurants of the nearby Battersea Power Station. Sloane Square and the amenities of the Kings Road are just a short walk across the bridge. The Battersea Power Station Underground station offers a fast commute into the City, in addition to the new Riverbus stop.



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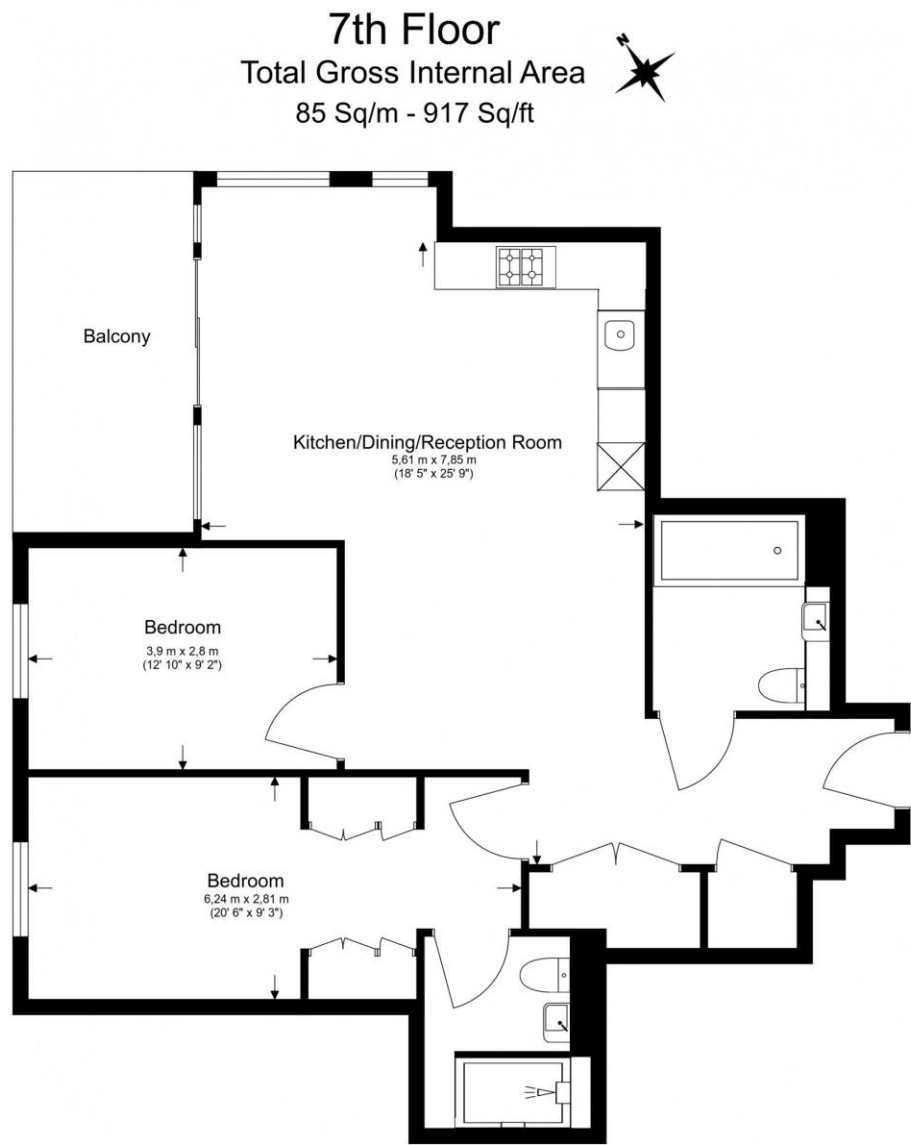


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Seventh Floor
- 917 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge, Swimming Pool, Residents' Roof Terrace & Cinema
- Communal Garden
- Battersea Power Station (Zone 1)



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) 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, Scotland & Wales | EU Directive 2002/91/EC | |

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-------------------|--|
| Asking Price: | £1,200,000 |
| Tenure: | Leasehold Expires 01/01/3018 Approximately 994 Years Remaining |
| Ground Rent: | £750 (per annum) for the year 2023 |
| Service Charge: | £4901.64 (per annum) for the year 2023 |
| Anticipated Rent: | £3,473 pcm Approx. 3.5 % Yield |

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: CHN230006

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

