



# Chartwell House, Palmer Road, Nine Elms, SW11

Asking Price: £1,050,000

 Benham  
& Reeves

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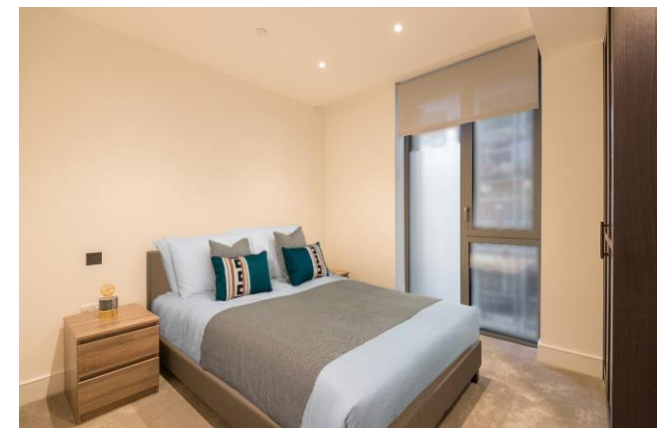
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This exceptional two bedroom, two bathroom apartment is situated on the fourth floor of Chartwell House and spanning an approximate 758 square feet, the apartment comprises a large reception area with dining space, private balcony with access from the reception room. There is a contemporary, bespoke open-plan fitted kitchen with integrated Siemens appliances. The apartment also offers a spacious principal bedroom with walk-in closet and en-suite bathroom, an additional second double bedroom and a modern, three-piece family bathroom. The apartment further benefits from air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

A right to park in the development's secure underground car park is included.

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.



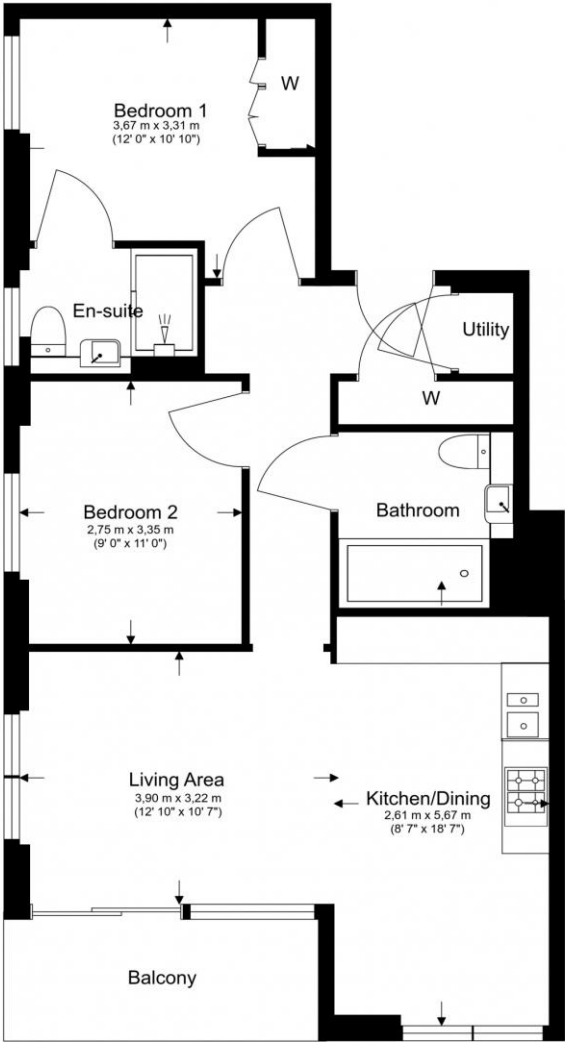


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- Private Balcony
- 758 Square Feet (Approx.)
- Underground Secure Right to Park
- 24 Hour Concierge, Swimming Pool, Residents' Roof Terrace & Cinema
- Communal Garden
- Battersea Power Station (Zone 1)



Total Gross Internal Area  
70.37 Sq/m - 758 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Terms & Conditions:

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

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Tenure: Leasehold  
Expires 01/01/3018  
Approximately 993 Years Remaining

Ground Rent: £750 (per annum)  
for the year 2024

Service Charge: £3994 (per annum)  
To June 2024

Anticipated Rent: £3,467 pcm  
Approx. 4 % Yield

## Viewings:

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

Our reference: NIN230101

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W: [www.benhams.com](http://www.benhams.com)

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