



Kensington House, 3 Palmer Road
Nine Elms SW11

GARTON JONES.COM



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£1,100,000 Leasehold

A spacious 2 double bedroom apartment of 937sq.ft (87sq.m) on the 1st floor of Kensington House, Prince of Wales in Nine Elms, close to the banks of the River Thames, Battersea Park and the new Power Station Tube Stop. This property further benefits from a dual aspect open plan reception room with a smart integrated kitchen, there is a balcony, 2 luxury bathrooms (1 en-suite) and good storage including fitted wardrobes to both bedrooms. Residents have the use of a 24 hour concierge and access to a host of onsite facilities including a well-equipped gym, and business lounge, meeting room, cycle storage and residents roof terrace. You will be a few minutes' walk from the excellent transport services of Battersea Park, Queens Town Road and The Power Station as well as all the on-site amenities of the Power Station. Conveniently located for the wide open spaces of Battersea park and only a few minutes from Sloane Square. Offered with secure underground parking.

999 Year Lease

Service Charge Estimate: £4.35 psf

Ground Rent: £750pa

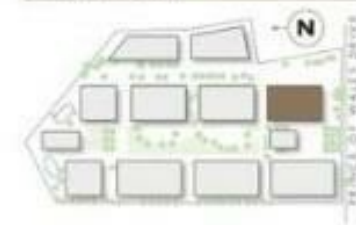
EPC certificate available on request.

- 870 sq.ft / 80sqm
- 2 Double Bedrooms
- 2 Luxury Bathrooms (1 en-suite)
- 1st Floor
- North East Aspect
- Secure Underground Parking
- Media lounge, Residence gym, Residence roof terrace, Bicycle storage and repair dock
- Swimming Pool, Vitality Pool, Sauna & Steam Room
- 2.5 acres of open space (50% of site) including residence landscaped gardens
- 24 Hour Concierge





LOCATION



870 sq.ft / 80sqm

