



Kensington House, 3 Palmer Road  
Londn SW11

GARTON JONES.COM



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9 Albert  
Embankment  
London  
SE1 7SP

Sales +44 (0) 20 7735 1888  
nineelms@gartonjones.com  
www.gartonjones.com

## £1,050,000

A spacious 2 double bedroom apartment of 870sq.ft (80sq.m) in 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 are 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.

999 Year Lease

Service Charge Estimate: £4.35 psf

Ground Rent: £750pa

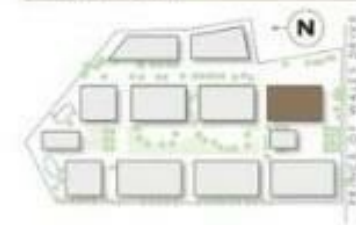
EPC certificate available on request.

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





LOCATION



870 sq.ft / 80sqm

