

Charles Clowes Walk, Thornes House, London, SW11 7AG

TO RENT £4,680 PCM



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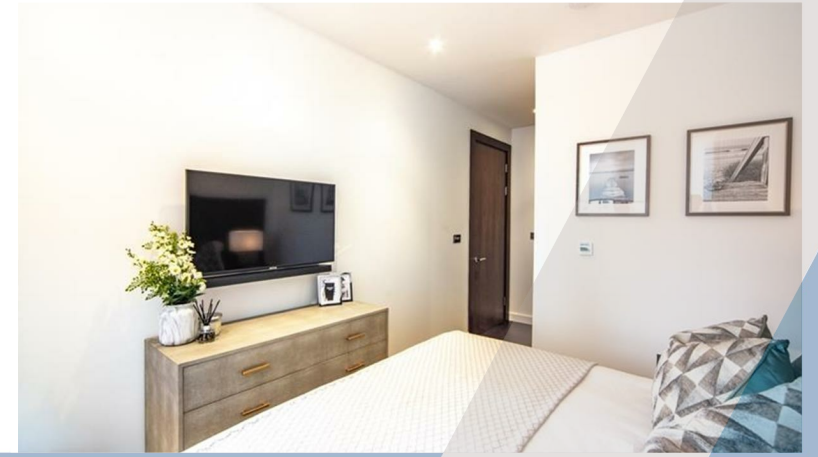
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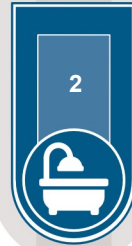
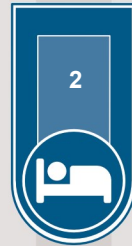
THE LOCATION

Occupying the SW8 postcode, Nine Elms is London's newest green and walkable district combining active city life with the relaxed pace of a neighbourhood village. With its extensive outside spaces, pedestrianised pathways, wide tree lined streets and excellent primary and secondary schools, Nine Elms is an ideal spot for families. There is a lively high street, full of coffee shops, restaurants and supermarkets which means that all needs are catered for.

Notable landmarks include Circus West Village at Battersea Power Station which houses a diverse selection of restaurants, bars and shops as well as gym facilities, Brunswick House and the famous Battersea Park. Battersea Park is known for its extensive green space along the riverside and was the first park to host London's first football match ever played.

Nine Elms welcomed the new Northern Line extensions of Nine Elms and Battersea Underground Stations which provide instant access into Central London. Train services in Nine Elms operate via Queens Town Road, Battersea Park, Clapham Junction and Vauxhall Railway Station which have services to Waterloo every 15 minutes as well as Brighton in South-East of England.

Nine Elms benefits from the area's south-west London location which means convenient access to the A3, M25 and A21 if travelling by road, as well as frequent access to Gatwick Airport via The Gatwick Express from Clapham Junction for international trips.



THE PROPERTY

The apartment comprises a spacious reception room complete with Samsung Smart TVs with Bose sound bars alongside a private winter garden creating a further living area. 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. The apartment offers two double-bedrooms, two-bathrooms, one of which is an en-suite bathroom from the master bedroom. The apartment also benefits from ample storage space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	