



**5th floor - 1 bedroom - 552sq ft  
Thornes House, Charles Clowes  
Walk,**

**TO RENT £3,142 PCM**

An interior designed 552 Sq Ft one-bedroom, one-bathroom apartment located in Thornes House forming part of The Residence Collection in Nine Elms on London's iconic South Bank.

This luxury apartment is situated on the 5th floor of this prestigious building which features a 24-hour manned concierge along with a dedicated building manager, lift service, gym, media room, board room and secure underground parking.

The apartment comprises a spacious reception area complete with Samsung Smart TV's with Bose sound bars incorporating a built in Amazon Alexa to control the apartments lighting, TV and heating systems. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows. The apartment offers one double-bedroom, one-bathroom as well as a private balcony accessed via the reception area. The apartment also benefits from ample storage space

- Available furnished or unfurnished
- Cinema Media Room
- Underground Secure Parking
- 24-Hour Concierge Service
- On-site Gym
- Board Room
- Bike Storage
- On-Site Building Manager

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

# 5th floor - 1 bedroom - 552sq ft Thornes House, Charles Clowes

W11 1AA London SW11 7AG



## 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.

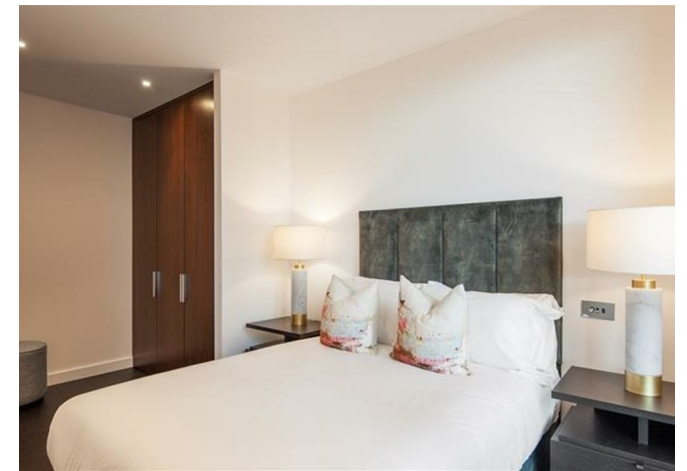
Notable landmarks include Circus West Village at Battersea Power Station which houses a diverse selection of restaurants, bars and shops as well as gym facilities, Brunswick House and the famous Battersea Park. Battersea Park is known for its extensive green space along the riverside and was the first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

## Description

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		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.