

# CHARLES CLOWES WALK, LONDON SW11

## £1,124 PW



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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### PROPERTY DESCRIPTION

An elegantly designed two-bedroom, two-bathroom apartment spanning 902 sq ft, situated in the heart of Nine Elms on London's iconic South Bank.

Situated on the 3rd floor of this prestigious building, the apartment offers luxury living with a 24-hour concierge service, dedicated building manager, lift access, gym, media room, boardroom, and secure underground parking.

The apartment features a spacious reception room, complete with Samsung Smart TVs and Bose soundbars, seamlessly integrated with Amazon Alexa for controlling the lighting, TV, and heating systems. The reception room opens onto a private balcony and flows into an open-plan, fully fitted kitchen with integrated AEG appliances and floor-to-ceiling windows that offer stunning, far-reaching views across London.

The property includes two generously sized double bedrooms and two modern bathrooms, one of which is an en-suite to the master bedroom. Ample storage space is thoughtfully incorporated throughout the apartment for added convenience.

Residents can enjoy the exclusive amenities within this luxury development, including a well-equipped gym, a media room, a board room, and secure underground parking. Additionally, the private landscaped podium gardens provide a tranquil retreat.

This residential development draws inspiration from the iconic skyscrapers of New York City and is located in Zone 1, offering convenient access to two new Northern Line underground stations. With tree-lined footpaths, dedicated cycle lanes, the Clipper river service, local buses, and the nearby Pimlico bridge, transportation options abound, connecting you effortlessly to the neighbouring Royal Boroughs of Kensington and Chelsea.



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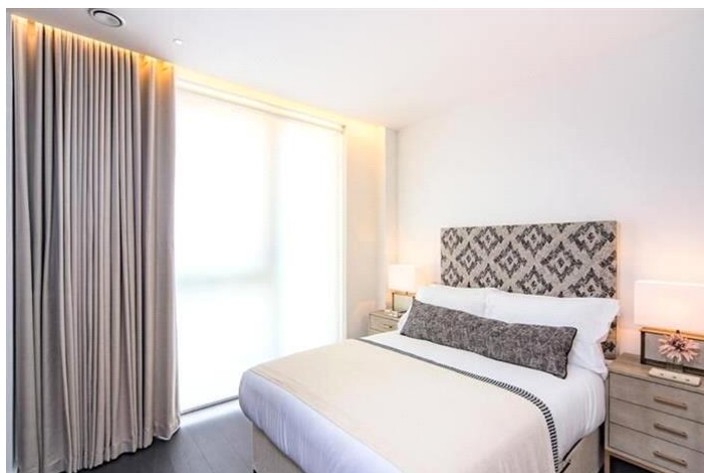
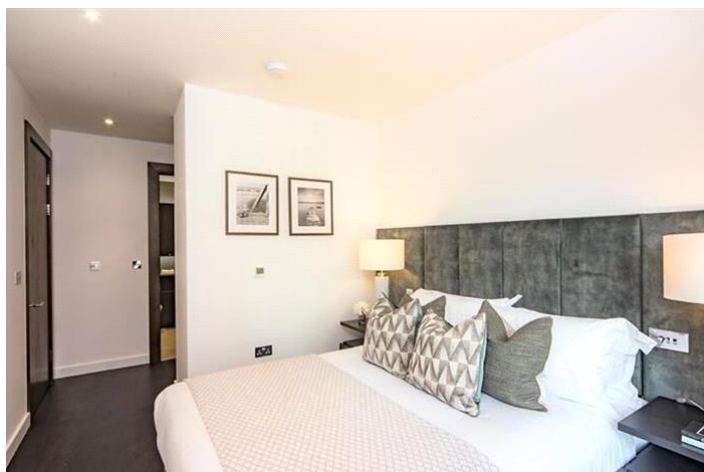
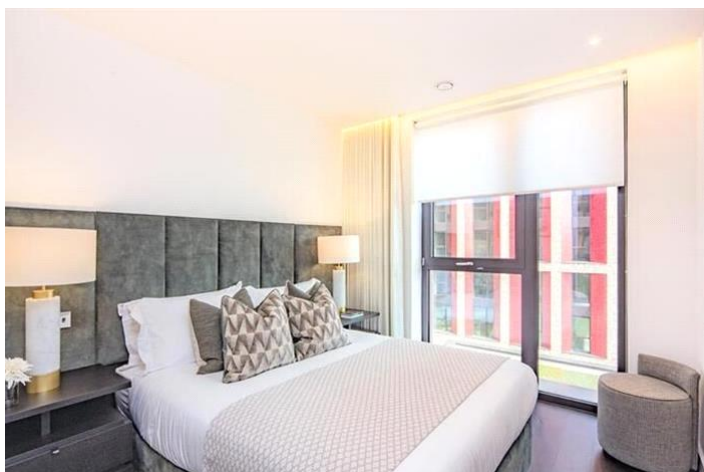


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THIRD FLOOR

APPROX. GROSS INTERNAL AREA \*  
 Apartment - 962 Ft<sup>2</sup> - 83.77 M<sup>2</sup>  
 Balcony - 70 Ft<sup>2</sup> - 6.50 M<sup>2</sup>

Property Details  
**APARTMENT 18**  
**THORNES HOUSE**  
**4 CHARLES CLOWES WALK**  
**LONDON**  
**SW11 7AG**

Plans Drawn: 29.01.2019

Surveyed and Drawn By:  
**BXR**  
 Midway Work Space  
 1 Empire Way  
 London  
 SW16 2BF  
 Tel: 020 207 3023  
 info@bxfloorplans.co.uk  
 www.bxfloorplans.co.uk  
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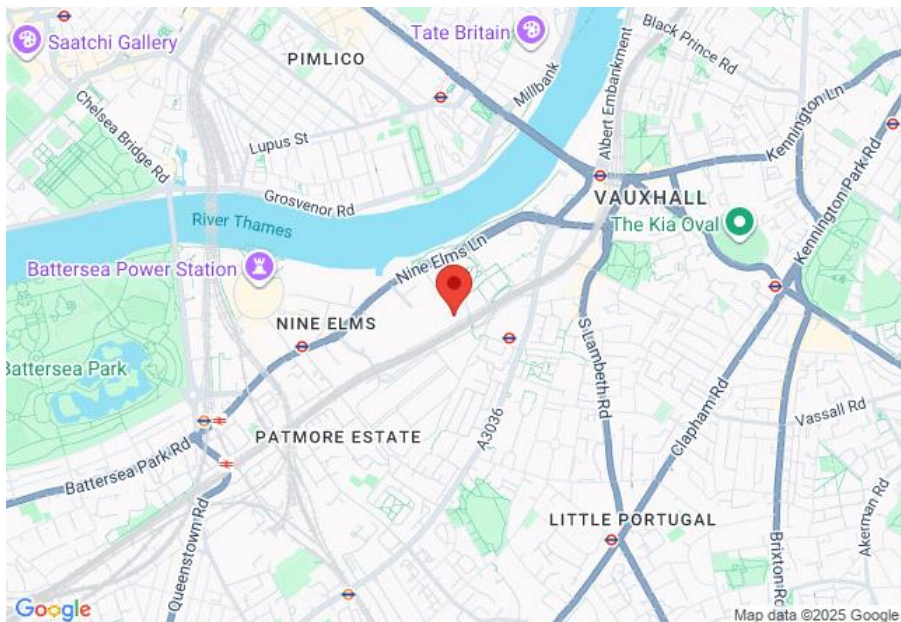
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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