



Bowden House, 9 Palmer Road
London SW11

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£795,000 Leasehold

A spacious 1 bedroom apartment of 630sq.ft (58sq.m) on the 6th floor of Bowden 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 an open plan reception room with a smart integrated kitchen, there is a balcony, luxury bathroom and good storage including fitted wardrobes. 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' walks 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.

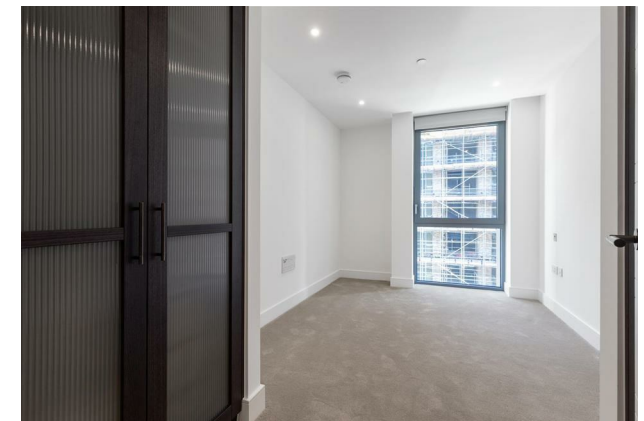
999 Year Lease

Service Charge Estimate: £4.35 psf

Ground Rent: £750pa

EPC certificate available on request.

- 630 sq.ft (58sq.m)
- 1 Double Bedroom
- 1 Luxury Bathroom
- Completion from 2022
- 6th Floor
- North East Aspect
- 24 Hour Concierge
- Media Lounge, Residence Gym and Swimming Pool with Vitality Pool, Sauna and Steam Room
- Residence Roof Terrace
- 2.5 Ares of Open Space (50% of site) Including Residence Landscaped Gardens





Total Area	58.62 sqm	630 sqft
Kitchen	2745 mm x 2600 mm	9' 0" x 8' 6"
Lounge/ Dining	5560 mm x 3495 mm	18' 3" x 11' 6"
Bedroom	4500 mm x 2850 mm	14' 9" x 9' 4"
Balcony	3065 mm x 1990 mm	10' 1" x 6' 6"

