



**35 Palm House**  
**London, SE11 5AH**  
**£825,000**

Situated within this striking modern residential development, an exceptional sub-penthouse duplex apartment arranged across the fourth and fifth floors, offering stylish contemporary living with outstanding entertaining space throughout.

The apartment features an impressive 29 ft reception and dining room with full-width folding patio doors, seamlessly opening onto a substantial private terrace extending to approximately 284 sq ft and spanning the entire frontage of the property. This superb indoor-outdoor flow creates an extraordinary lateral living and entertaining environment with an abundance of natural light.

The sleek contemporary kitchen has been thoughtfully designed to maximise both space and functionality, perfectly complementing the apartment's sophisticated open-plan layout and enhancing its appeal for modern living and entertaining.

All three bedrooms are positioned on the upper fifth floor, providing excellent privacy and a clear separation between the living and sleeping accommodation. Each bedroom is generously proportioned, creating a calm and refined retreat away from the principal entertaining areas.

Ideally positioned within Palm House on the sought-after Albert Embankment, the development sits adjacent to the River Thames and forms part of the highly transformative Nine Elms and Battersea regeneration district, one of London's most significant and ambitious redevelopment areas.

Residents benefit from excellent connectivity, with nearby transport links including Vauxhall, Westminster, and Waterloo, providing swift access across Central London and beyond. The surrounding area also offers an exciting selection of riverside restaurants, cafés, cultural attractions, and open green spaces, making this an exceptional location for contemporary London living.



Living area

20'8" x 11'1" (6.3 x 3.4)



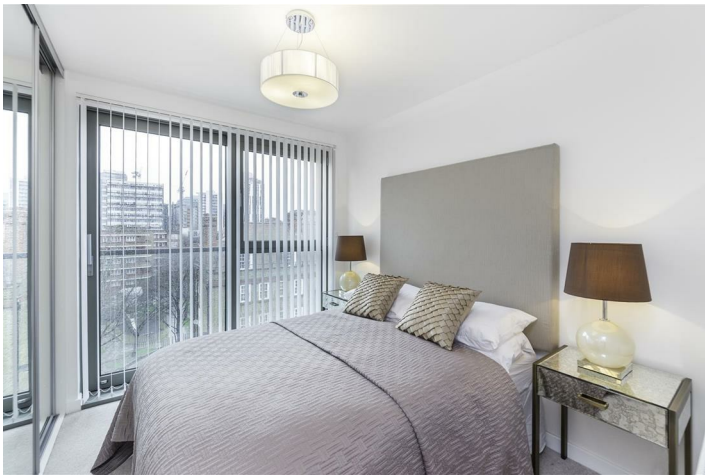
Kitchen/Dining area

17'4" x 8'10" (5.3 x 2.7)



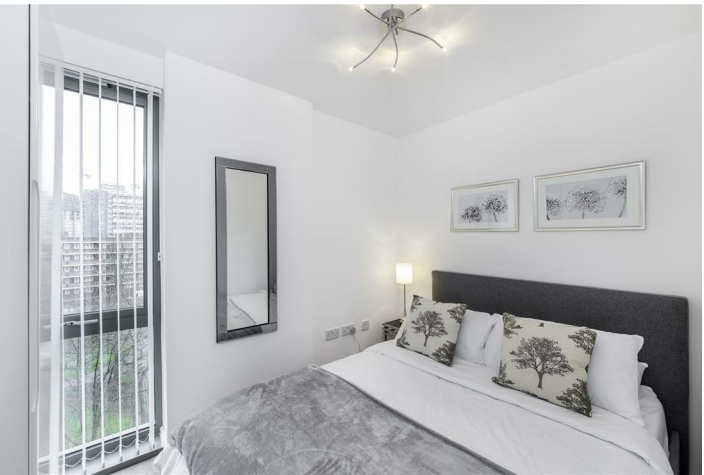
Master Bedroom

17'4" x 8'2" (5.3 x 2.5)



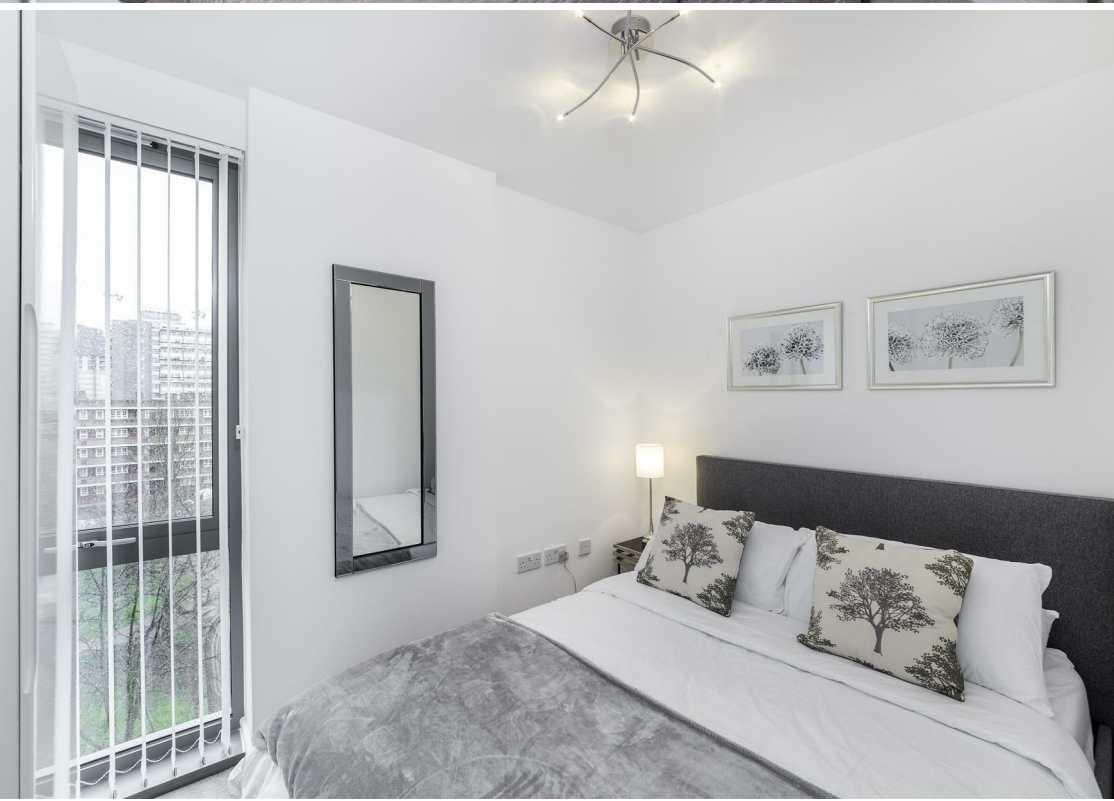
Bedroom Two

11'1" x 8'6" (3.4 x 2.6)



Bedroom Three

9'10" x 6'6" (3 x 2)



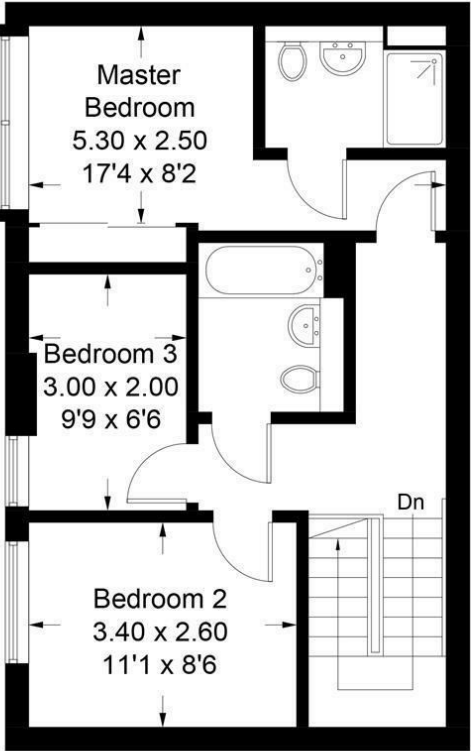


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Approximate Gross Internal Area = 99.0 sq m / 1064 sq ft

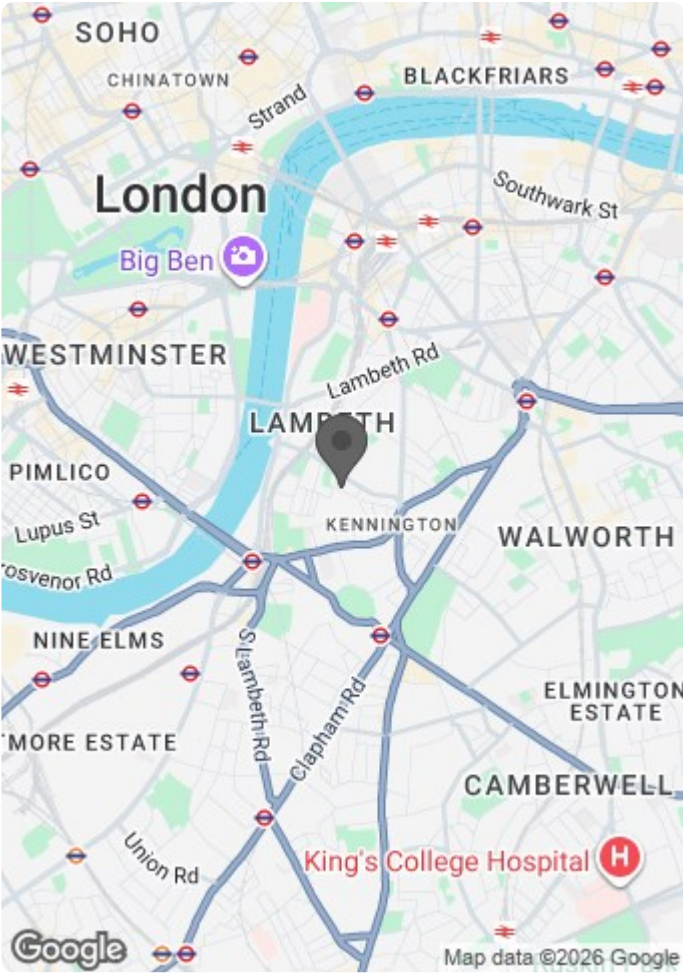


Fourth Floor



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID403770)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       | 88                      | 88        |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |