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**ULTRA ESTATES**

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Sales, Lettings, Management

**43 THORNES HOUSE, 4 CHARLES CLOWES WALK,  
LONDON, SW11**

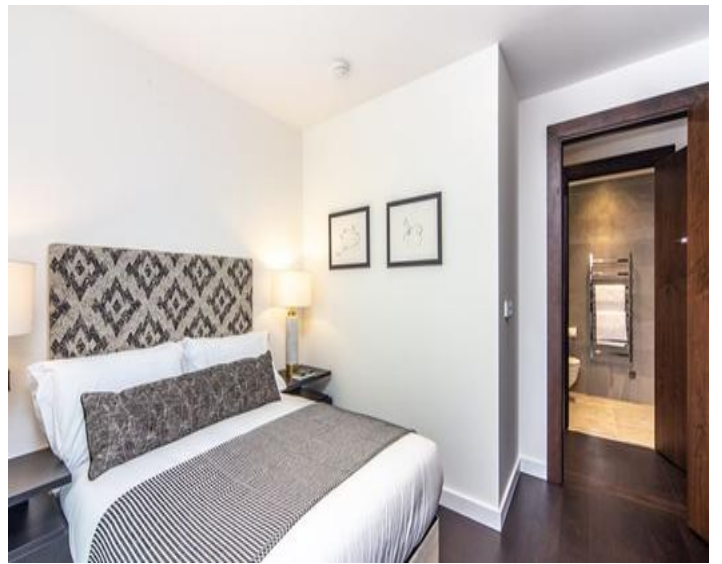
**£925 pw / £4,008 pm Subject To**



An impressive interior designed 886 Sq Ft two-bedroom, two-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 8th 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 room 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 along with 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 as well as a private balcony accessed via the reception area and one of the bedrooms. The apartment also benefits from ample storage space. Thornes House is ideally positioned between two new Northern Line underground stations (set to open in 2020), adding to the extensive transport links including tree lined footpaths, dedicated cycle lanes, Clipper river service, local buses and the Pimlico bridge providing direct access into the neighbouring Royal Boroughs of Kensington and Chelsea.

**2 Bedroom : En Suite Bathroom : En Suite Shower Room : Reception Room : Winter Garden :  
Kitchen : Lift : Underground Secure Parking : 24 Hour Concierge : Porter : CCTV : Communal  
Garden : On Site Gym : Video Entry : Cinema Media Room : Board Room : Onb Site Building  
Manager : 24 Hour Emergency Helpline : EPC Rating B**

**For more information please contact Ultra Estates  
61 Rossmore Road, London NW1 6RB**





EIGHTH FLOOR

APPROX. GROSS INTERNAL AREA \*  
Apartment - 686 Ft<sup>2</sup> - 62.31 M<sup>2</sup>  
Balcony - 42 Ft<sup>2</sup> - 3.90 M<sup>2</sup>

Property Details

APARTMENT  
THORNES HOUSE  
4 CHARLES CLOWES WALK  
LONDON  
SW11

Surveyed and Drawn By

Hideway Work Space  
1 Empire Mews  
London  
SW16 2BF

Tel: 0145 257 2023  
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Plans Drawn: 29.01.2019

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## **Fees and Charges**

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT, TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

# Energy Performance Certificate



Thornes House, 4, Charles Clowes Walk, LONDON, SW11

Dwelling type: Mid-floor flat  
 Date of assessment: 23 July 2018  
 Date of certificate: 23 July 2018  
 Reference number: 8918-7933-5720-3687-3922  
 Type of assessment: SAP, new dwelling  
 Total floor area: 81 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

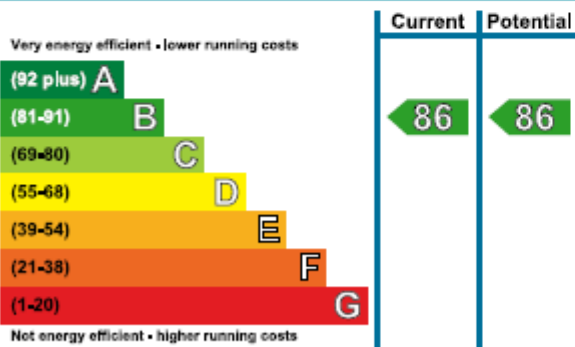
**Estimated energy costs of dwelling for 3 years: £ 903**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Heating	£ 459 over 3 years	£ 459 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 903</b>	<b>£ 903</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.