



EBI

Valentine House, 2 Sands End Lane, Kings Road Park, SW6 2QH

Price:
£ 795,000

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Price: £ 795,000 1 bedroom house

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OVERVIEW

Luxury one-bedroom apartment on the 3rd floor of the upcoming phase of Kings Road Park, Valentine House, SW6.

Spanning 565 Sq.Ft with a 56 Sq.Ft south-facing private balcony overlooking a new tree-lined pedestrian area. Developed by St. William, the apartment features Herringbone timber flooring, underfloor heating, and comfort cooling throughout.

KEY FEATURES

- Fully furnished one-bedroom apartment
- Third-floor location with a south-facing balcony
- Elegant Herringbone timber flooring throughout
- Access to state-of-the-art gym, swimming pool, and spa
- Two private cinema rooms for residents
- Virtual golf simulator for leisure and entertainment
- Exclusive residents' dining and meeting rooms



SITE PLAN



ROOM DIMENSIONS

Living / Dining	4.99m x 3.28m	16' 4" x 10' 9"
Kitchen	3.30m x 2.10m	10' 10" x 6' 11"
Bedroom	4.28m x 3.86m	14' 0" x 12' 8"
Balcony	5.7 sq m	61 sq ft

Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

