

THORNES HOUSE

EMBASSY QUARTER
SW11 7AG

A PRIME RESIDENTIAL INVESTMENT OPPORTUNITY TO ACQUIRE AN
UNBROKEN BLOCK OF 51 LUXURY APARTMENTS IN THE HEART OF
NINE ELMS, CENTRAL LONDON

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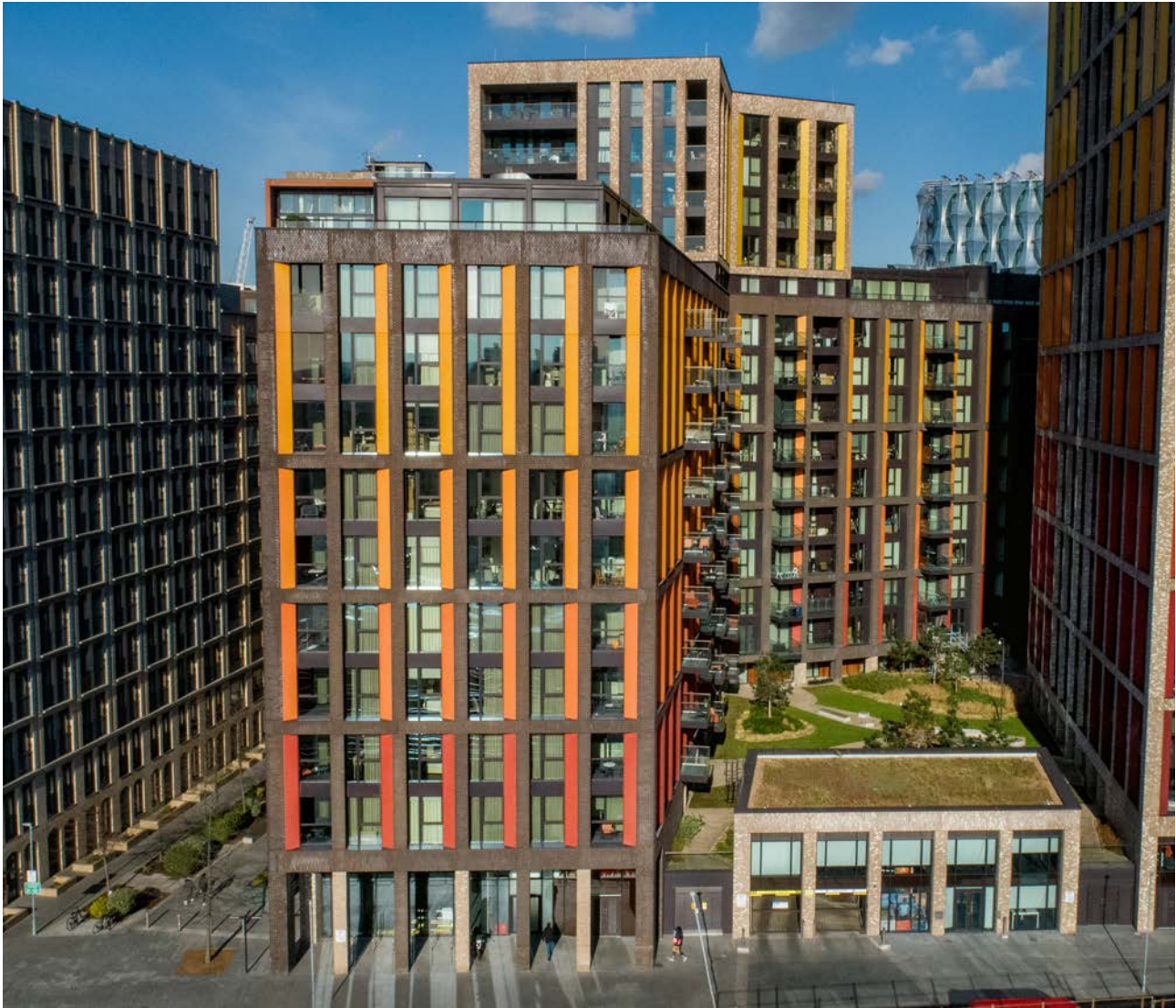
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ASSET OVERVIEW

51 Apartments in total, comprising:

UNIT	COUNT	TOTAL (SQ FT)	AVERAGE (SQ FT)
1-bedroom	10	5,520	552
2-bedroom	34	29,142	857
3-bedroom	7	8,901	1,272
TOTAL	51	43,563	784

LEGAL

250 year lease from 29 Jan 2016. Underleases are issuable.

GROUND RENT

Approximate ground rent value of £17,700 for 51 units + 8 parking spaces.

SERVICE CHARGE

Please refer to the sales data room (thorneshouse.com) for 2023-2024 budget.



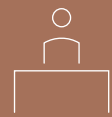
ERV

Current ERV of £3,018,189 p.a.
(£69 psf p.a.)*

LEASE

The property is held under a lease for a term of 250 years from 29 January 2016. The lease is an internal demise of those parts of the ground, podium, first – tenth floors (including common parts). In respect of the balconies, the floor surface and the airspace to 3 metres above that surface or (if lower) to the underside of the building above is demised.

RESIDENTS' FACILITIES



CONCIERGE SERVICE



24-HOUR



CINEMA ROOM



GYM



CONFERENCE ROOM FACILITIES



RESIDENTS ONLY GARDEN

INVESTMENT SUMMARY

- Exceptional Central London Zone 1 investment opportunity
- Total building Gross Internal Area of 55,929 sqft with a Net Saleable Area of c.43,563 sq ft
- Unbroken long leasehold (c.244 years remaining) block of 51 apartments
- Less than 500m to Nine Elms underground station (Northern line)
- All apartments benefit from outside space
- 8 secure underground parking spaces
- Situated within Nine Elms - the largest development zone in Central London





BATTERSEA
POWER STATION

BATTERSEA
POWER STATION

CHELSEA

THAMES CLIPPER

KNIGHTSBRIDGE

HARRODS

HYDE PARK

MAYFAIR

VICTORIA

PIMLICO

ST JAMES'S PARK

WESTMINSTER

US
EMBASSY

WATERLOO

VAUXHALL
BRIDGE

NINE ELMS

VAUXHALL

THE CITY

THE
SHARD

LOCATION & SITUATION

LIVING IN NINE ELMS

Nine Elms has gone through large amounts of regeneration in recent years, the area has been transformed into one of London's premier and most desirable neighborhoods. The transformation has been around the iconic Battersea Power Station, which opened its doors to the public in October 2022. Battersea Power Station is central London's third largest shopping destination with over 250 shops, cafes, restaurants and bars.

Nine Elms is continuing to establish a thriving community, estimated to provide an additional 20,000 homes to the 10,000 existing households. One Embassy Gardens, The Legacy Buildings, and Lexington Gardens are among the completed developments that have contributed to a high-quality built environment, characterised by thoughtful urban design, fostering a social and

walkable neighborhood. Adding to this evolving landscape, the London Square Nine Elms development is scheduled to complete in Q1 2025.

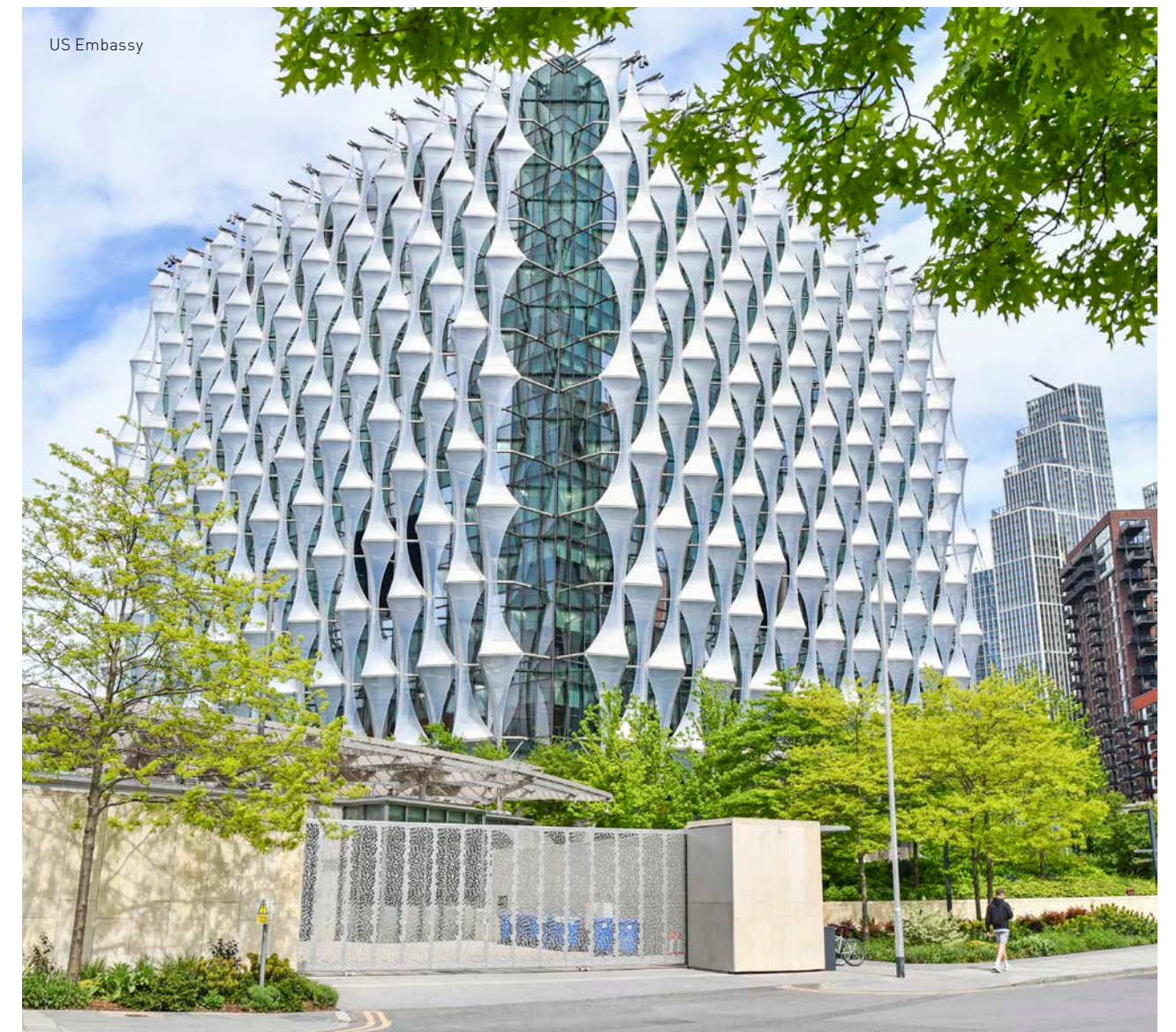
Residents living in Nine Elms benefit from the prime riverside location, outstanding views and excellent transport links to the West End and South Bank. The area offers extensive amenities, from new schools, health centres and galleries, to a vibrant selection of bars and restaurants, all complemented by enhanced green spaces. Matt's Gallery, a leading UK contemporary art gallery, which occupies 7,000 sq ft of space is adjoined to Thornes House. Together with a number of music and sports events in the area Nine Elms continues to establish itself as a dynamic cultural hub, offering an exceptional lifestyle for all.



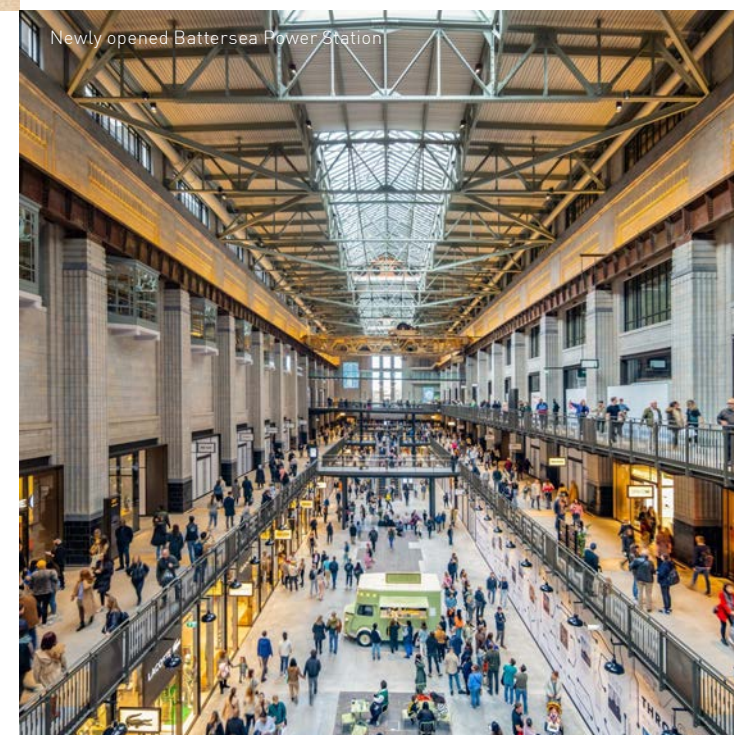
Shops & Bars at Battersea Power Station Arches



Waterside Dining



US Embassy



Newly opened Battersea Power Station

WORKING IN NINE ELMS

The Vauxhall, Nine Elms and Battersea Opportunity Area (VNEB) is already home to 1,000 businesses providing 25,000 jobs with a further 25,000 jobs becoming available in new offices, shops, restaurants and hotels. Upon completion, the VNEB regeneration will deliver over 6.5 million sq ft of commercial space, approximately 20,000 new homes, and London's first rail extension of the century.

Nine Elms is established as London's newest business hub with 6.5 million sq ft of commercial floorspace. Apple Headquarters occupy 500,000 sq ft of space, this constitutes the largest office leasing transaction in the West End and South Bank for over 20 years. This landmark headquarters is a testament to Nine Elms' growing appeal as a premier destination for work and lifestyle. Other businesses including Ray Ban, Zara and Penguin Books have also relocated with many more to follow suit as development continues.

Further commercial developments include OSMO, comprising 166,000 sq ft of office space, EG:HQ, Ballymore's 220,000 sq ft office development adjacent to One Embassy Garden and 50 Electric Boulevard, comprising 200,000 sq ft of office space at Battersea Power Station.



Ray-Ban® ZARA

THE KOOPLES

RALPH LAUREN

REISS MANGO

Calvin Klein



SHOPPING IN NINE ELMS

The food and drink scene in Nine Elms is thriving, largely driven by the regeneration efforts surrounding the U.S. Embassy and Battersea Power Station. Nine Elms is a true food destination with a unique dining offer home to Michelin Starred restaurant, Oxeye and the recently opened JOIA, launched by two Michelin Starred chef, Henrique Sa Pessoa. The much-anticipated Arcade Foodhall recently opened its doors in Battersea Power Station with seating for over 500 people, three restaurants, two bars and a private dining room. Further culinary highlights include The Wright Brothers, Chokhi Dhani, The Alchemist and Gordon Ramsay's Street Pizza.

PLAYING IN NINE ELMS

Battersea Power Station offers a vibrant and diverse retail experience. Brands like Ray-Ban, Ralph Lauren, Tommy Hilfiger, Zara, The Kooples, Mango, Reiss, Aesop and Calvin Klein are set to turn the area into the third biggest shopping destination in the capital with over 100 retail shops in total. Nine Elms caters to every need with a growing selection of stores, boutiques, and markets.

The area also offers unique headline attractions such as the Battersea Power Station chimney lift, Lift 109, offering 360 degree views across London.

The surrounding area benefits from over 225 acres of green open space including Nine Elms Park, London's newest park, and Battersea Park which provides over 200 acres of green space, exceptional sports and leisure facilities including tennis courts, running track and outdoor gym facilities.



NINE ELMS REGENERATION

Situated on the bank of the River Thames in South West London, Nine Elms occupies a 561-acre site between Battersea and Vauxhall. Since 2010 the area has been comprehensively redeveloped as one of Europe's largest regeneration projects delivering a best in class mixed use destination.

Upon completion, the redevelopment is set to deliver over 20,000 residential properties as well as 6.5 million sq ft of new commercial space. This will transform the area into a major commercial hub with the third largest shopping district in Central London. The immense provision of amenity in the area is creating a '15-minute live, work and play neighbourhood' that will act as a centre serving residents of Nine Elms and visitors from further afield.

The redevelopment of the area is anchored by Battersea Power Station and the US Embassy. Battersea Power Station remains one of the most iconic and recognisable features of London's skyline and recent development is providing prime residential and office space alongside best in class amenity. In contrast to the existing Battersea Power Station the development of the £750m US Embassy provides a new major landmark for the area and reinforces the area's identity as a beacon for prime commercial space supplemented by additional amenity.



MASTERPLAN

A £15 BILLION REGENERATION
SPANNING 561 ACRES

The Vauxhall, Nine Elms and Battersea (VNEB) Opportunity Area has already undergone significant transformation and is now a landmark and prestigious London neighbourhood. The area is set to continue to grow with a number of key phases expected to complete over the coming years.

BATTERSEA POWER STATION

Comprises seven phases, including and surrounding the iconic Battersea Power Station building. Phases 1, 2, 3 and 4a, are complete/under construction, comprising over 2,000 residential units, over 100 retail and leisure outlets and a 24,000 sq ft foodhall. The remaining pipeline phases include outline plans for a further c.1,600 residential units. Once completed the whole site is expected to provide over 4,000 residential units, 3 million sq ft of commercial space, 19 acres of public space and an NHS medical centre.

NINE ELMS PARK

Comprises a residential led neighbourhood situated around the linear park. The development area comprises 1,950 residential units, 166,000 sq ft of office space at OSMO. The first residential development completed in Q3 2022, the wider Nine Elms Park site is expected to complete in 2025.

THE RESIDENCE

Thornes House is located within the Residence development in Nine Elms. The development comprises a collection of 325 luxury apartments spread across four residential buildings. The Residence practically completed in 2019.

RIVERLIGHT QUAY

One of the first developments to complete in the VNEB opportunity area in 2017. Riverlight Quay is a residential led development comprising 813 residential units spread across six buildings.

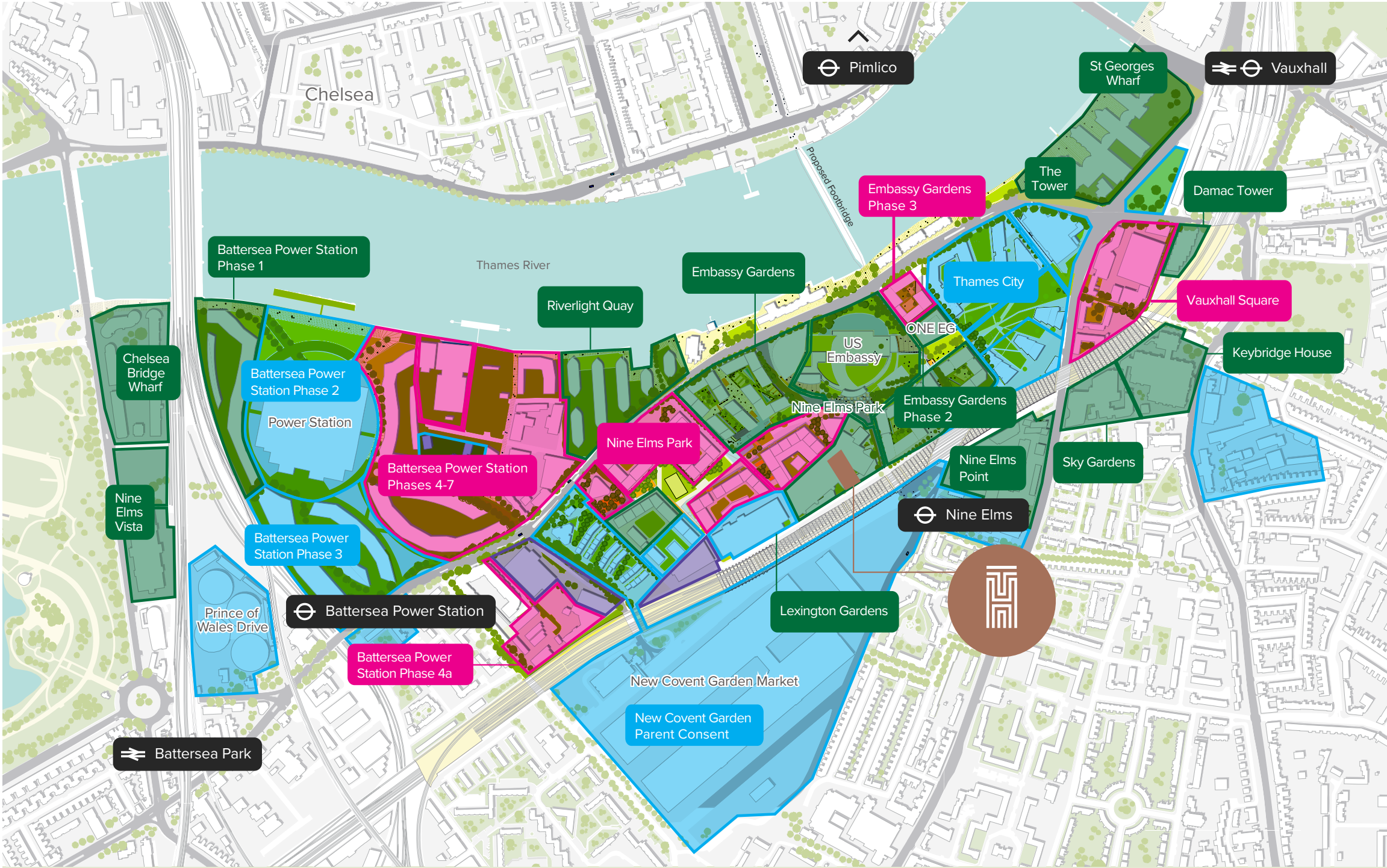
EMBASSY GARDENS

Is a mixed-use development situated around and anchored by the US Embassy. Phases one and two comprise a total of 2,850 homes and over 150,000 sq ft of office space at One Embassy Gardens. Future pipeline includes plans for an additional commercial building with c.220,000 sq ft of office space.

THAMES CITY

Comprises seven buildings and a total of around c.1,400 homes. The first phases, including a 57 storey residential tower are operational with remaining phases expected to complete over the next few years.

- COMPLETE
- APPLICATION APPROVED
- PLANNED DEVELOPMENT
- UNDER CONSTRUCTION



2010

2012

2017

2019

2021

2022

2023

2025

BEYOND

VNEB IDENTIFIED AS AN
OPPORTUNITY AREA

BATTERSEA POWER STATION
PURCHASED BY MALAYSIAN
CONSORTIUM

US EMBASSY
OPENS

THORNES HOUSE REACHES
PRACTICAL COMPLETION

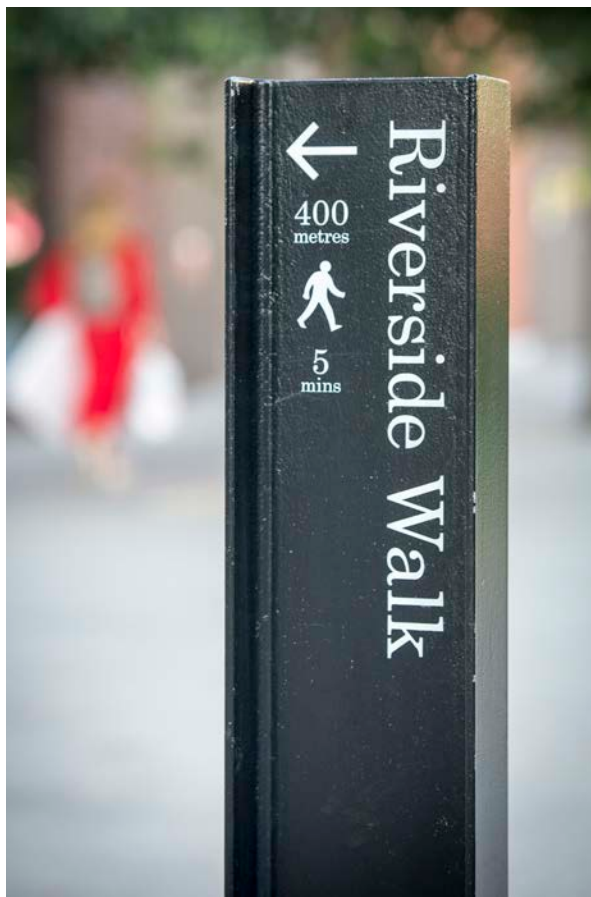
NEW NORTHERN LINE
EXTENSION OPENS

BATTERSEA POWER STATION
OPENS

APPLE MOVED INTO THEIR 500,000
SQ FT OFFICE AT BATTERSEA POWER
STATION

COMPLETION OF
NINE ELMS PARK

THE COMPLETION OF VAUXHALL
SQUARE, THAMES CITY AND WIDER
BATTERSEA POWER STATION
MASTERPLAN



RIVERSIDE LIVING

Nine Elms is set to welcome the new pedestrian and cycling bridge across the Thames to Pimlico. It will be positioned between Vauxhall Bridge and Chelsea Bridge as another addition to the integrated package of transport upgrades making Nine Elms an accessible part of Central London.

CLIPPER SERVICE

The Thames Clipper has launched a new River Bus Service at Battersea Power Station. This is another element of the new infrastructure vital to unlocking the Nine Elms regeneration, connecting London to the new neighbourhood.

PARK LIFE

Nine Elms Park, stretching c.11 acres, from Battersea Power Station through to Vauxhall Cross. It provides a car-free, pedestrian friendly space that is punctuated by mature trees, landscaping, play areas and wildlife boxes promoting bio-diversity establishing Nine Elms an area of natural beauty integrated into a pedestrianised living and working quarters.

The landscaped, open public space links open squares, footpaths and cycle paths making Nine Elms an area of natural beauty integrated into a pedestrianised living and working quarters.

Like the Linear Park, the new river walk, Thames River Path will focus on arts and culture with a range of shops, cafes, restaurants and cultural attractions.





CONNECTIVITY

Thornes House is well located for transport links with the Northern Line extension, residents benefit from being in a Zone 1 location and are only a 6-minute walk to Nine Elms Station (Northern Line). From here it is only 5 minutes to Waterloo and 11 minutes to Tottenham Court Road for the Elizabeth and Central Lines.

Vauxhall, Victoria and Clapham Junction stations are a short walk or bus ride away and provide further tube and full national rail services.

The nearby A3 allows for international connections to London City, Heathrow and Gatwick Airports or for a more scenic route there are new river taxis on the River Thames from Battersea Power Station.

Also with the construction of the pedestrian and cycling bridge from Nine Elms to Pimlico, will create a further sustainable transport link to the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area.



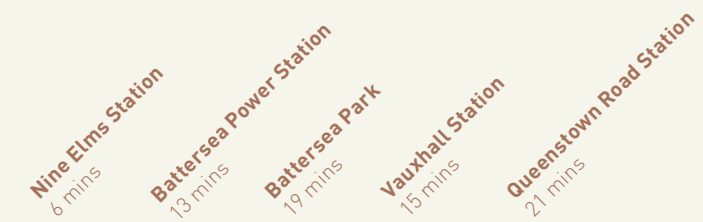
TUBE

From
Nine Elms station



WALKING

From
Thornes House



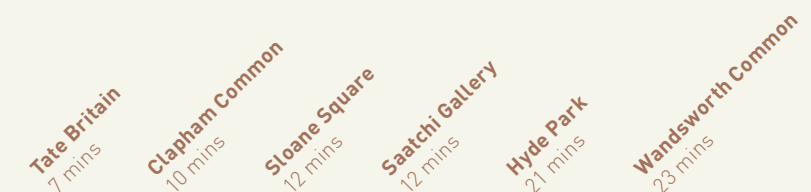
BUS

From
Stop C



CYCLING

From
Thornes House



EDUCATION

Distances
in miles



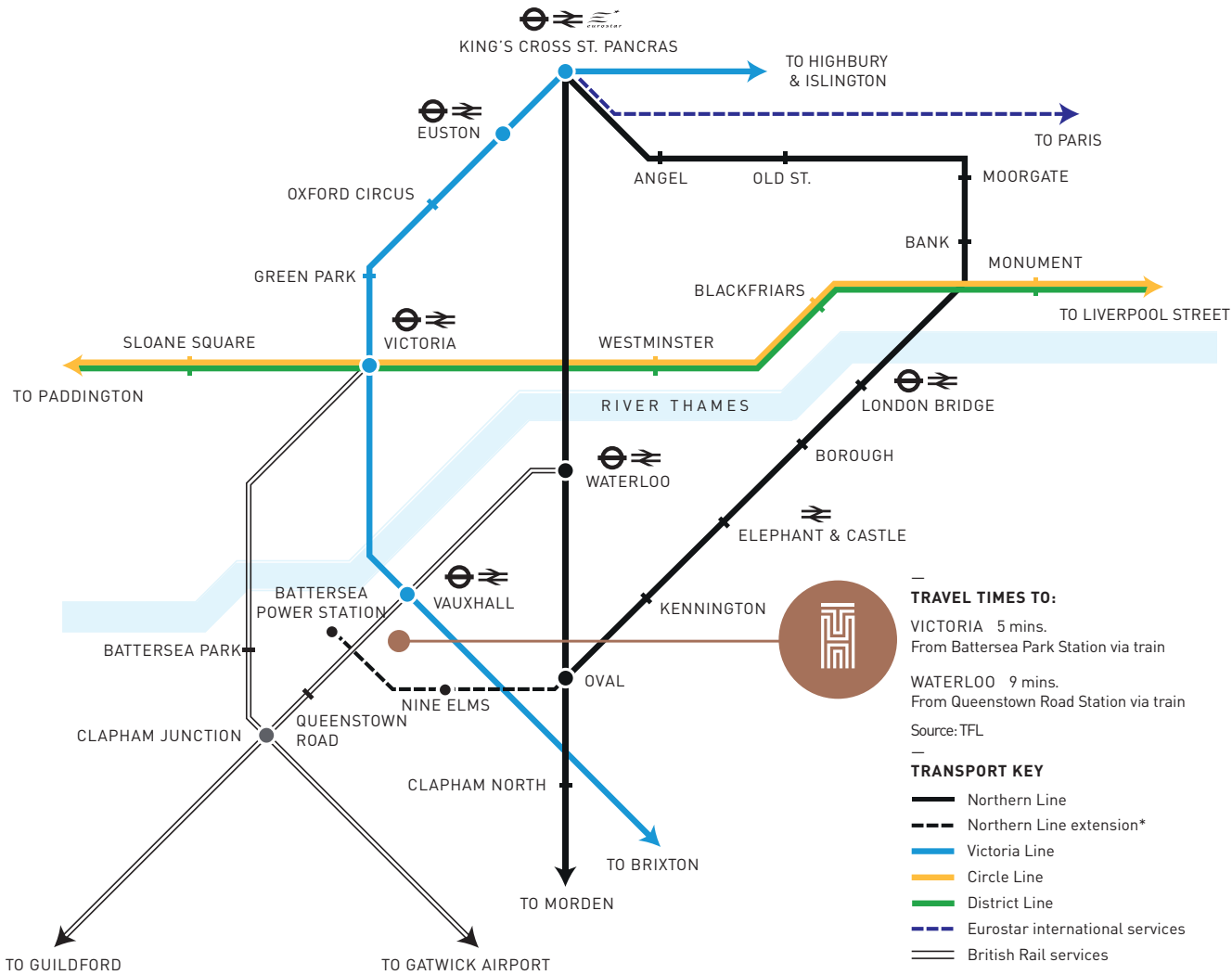
NORTHERN LINE EXTENSION

The Northern Line extension became operational in September 2021 and constitutes London's first Underground extension this century. The project involved creating 3.2km of twin tunnels between Battersea Power Station and Kennington and two new underground stations, Battersea Power Station and Nine Elms, taking six years to construct at a cost of £1.1bn.

Both new stations have been designated as TFL Zone 1 stations, making Nine Elms one of the lowest cost stations to travel to and from Central London, meaning residents and visitors of Nine Elms benefit from one of London's largest infrastructure projects.

Thornes House is perfectly positioned just five minutes walk from Battersea Power Station Underground Station and nine minutes walk from Nine Elms Underground Station.

The new Northern Line extension provides direct access to central London's key stations including Waterloo, Tottenham Court Road, Bank, Euston and King's Cross St. Pancras. The Northern Line extension has reduced travel time to the West End and City to under 10 minutes.

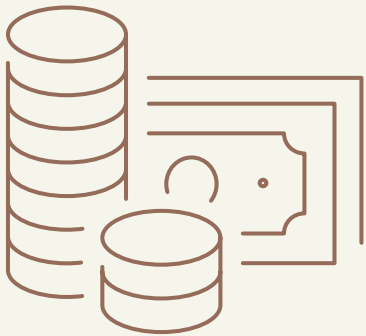


5 MINUTES WALK
FROM BATTERSEA
POWER UNDERGROUND
STATION

9 MINUTES WALK
FROM NINE ELMS
UNDERGROUND
STATION

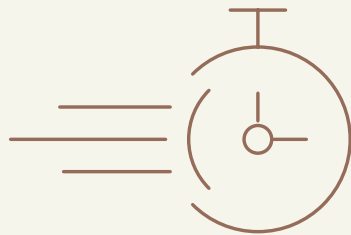
£1.1BN

INFRASTRUCTURE INVESTMENT

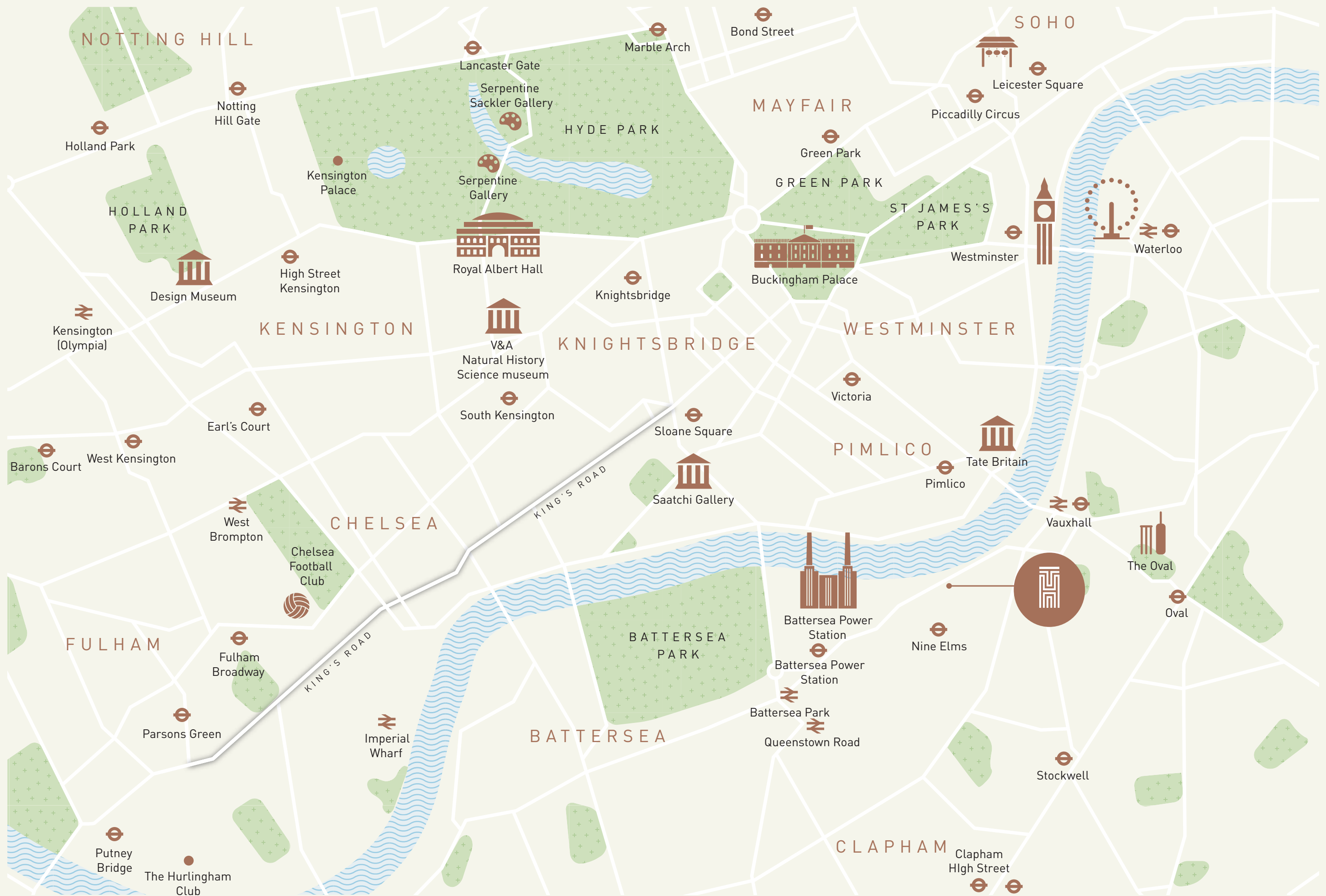


**LONDON'S FIRST UNDERGROUND
EXTENSION THIS CENTURY**

**THE WEST END AND CITY
ARE ACCESSIBLE WITHIN**



10 MINUTES



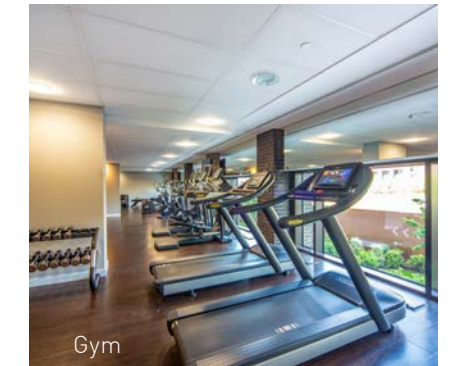
ACCOMMODATION SCHEDULE

Thornes House boasts a selection of one, two & three bedroom apartments. With meticulous attention to detail, every single aspect has been most carefully and thoughtfully considered.

APARTMENT	LEVEL	INTERNAL			EXTERNAL		
		BEDS	SQ FT	SQ M	OUTSIDE SPACE	SQ FT	SQ M
Flat 1	First floor	2	864	80.2	Balcony	51	4.74
Flat 2	First floor	1	552	51.28	Winter Garden	44	4.09
Flat 3	First floor	1	552	51.28	Balcony	44	4.09
Flat 4	First floor	2	886	82.31	Balcony	43	3.99
Flat 5	First floor	2	770	71.53	Winter Garden	54	5.02
Flat 6	First floor	2	902	83.79	Balcony	70	6.50
Flat 7	Second floor	2	864	80.2	Balcony	50	4.65
Flat 8	Second floor	1	552	51.28	Balcony	45	4.18
Flat 9	Second floor	1	552	51.28	Balcony	45	4.18
Flat 10	Second floor	2	886	82.31	Winter Garden	43	3.99
Flat 11	Second floor	2	770	71.53	Winter Garden	55	5.11
Flat 12	Second floor	2	902	83.7	Balcony	70	6.50
Flat 13	Third floor	2	864	80.26	Balcony	50	4.65
Flat 14	Third floor	1	552	51.28	Balcony	45	4.18
Flat 15	Third Floor	1	552	51.28	Balcony	45	4.18
Flat 16	Thirds floor	2	886	82.31	Winter Garden	43	3.99
Flat 17	Thirds floor	2	770	71.53	Winter Garden	55	5.11
Flat 18	Third floor	2	902	83.79	Balcony	70	6.50
Flat 19	Fourth floor	2	864	80.26	Balcony	51	4.74
Flat 20	Fourth floor	1	552	51.28	Balcony	45	4.18
Flat 21	Fouth floor	1	552	51.28	Balcony	44	4.09
Flat 22	Fourth floor	2	886	82.31	Balcony	42	3.90
Flat 23	Fourth floor	2	770	71.53	Balcony	55	5.11
Flat 24	Fourth floor	2	902	83.79	Balcony	70	6.50
Flat 25	Fifth floor	2	864	80.26	Balcony	50	4.65
Flat 26	Fifth floor	1	552	51.28	Balcony	44	4.09

APARTMENT	LEVEL	INTERNAL			EXTERNAL		
		BEDS	SQ FT	SQ M	OUTSIDE SPACE	SQ FT	SQ M
Flat 27	Fifth floor	1	552	51.28	Balcony	44	4.09
Flat 28	Fifth floor	2	886	82.31	Winter Garden	41	3.81
Flat 29	Fifth floor	2	770	71.53	Winter Garden	54	5.02
Flat 30	Fifth floor	2	902	83.79	Balcony	71	6.60
Flat 31	Sixth floor	2	864	80.26	Balcony	51	4.74
Flat 32	Sixth floor	3	1123	104.33	Balcony	88	8.18
Flat 33	Sixth floor	2	886	82.31	Winter Garden	42	3.90
Flat 34	Sixth floor	2	770	71.53	Winter Garden	54	5.02
Flat 35	Sixth floor	2	902	83.79	Balcony	70	6.50
Flat 36	Sixth floor	2	864	80.26	Balcony	51	4.74
Flat 37	Seventh floor	3	1123	104.33	Balcony	88	8.18
Flat 38	Seventh floor	2	886	82.31	Balcony	42	3.90
Flat 39	Seventh floor	2	770	71.53	Balcony	55	5.11
Flat 40	Seventh floor	2	902	83.79	Balcony	70	6.50
Flat 41	Eighth floor	2	864	80.26	Balcony	52	4.83
Flat 42	Eighth floor	3	1123	104.33	Balcony	89	8.27
Flat 43	Eighth floor	2	886	82.31	Winter Garden	42	3.90
Flat 44	Eighth floor	2	770	71.53	Winter Garden	54	5.02
Flat 45	Eighth floor	2	902	83.79	Balcony	70	6.50
Flat 46	Ninth floor	2	864	80.26	Balcony	52	4.83
Flat 47	Ninth floor	3	1123	104.33	Balcony	90	8.36
Flat 48	Ninth floor	3	1715	159.32	Winter Garden	96	8.92
Flat 49	Ninth floor	2	902	83.79	Balcony	70	6.50
Flat 50	Tenth floor	3	1246	115.75	Roof Terrace	864	80.27
Flat 51	Tenth floor	3	1448	134.52	Roof Terrace	1,428	132.66
TOTAL			43,563	4,047		5, 051	469.26

SPECIFICATION



GENERAL

- Quality FF&E designer rental package to the latest regulatory standards
- Certified certificates including: gas, electrical, water hygiene and appliance testing
- Engineered timber flooring throughout
- Dark stained solid wood doors & architraves
- Chrome door furniture with rose surrounds
- Full height windows
- Underfloor heating throughout
- Double sockets to include USB charging in some of the apartments
- Media hub to living room and bedrooms
- Hard-wired provision for multi-room electrics technology
- All apartments fitted with smoke and heat detectors
- 2 x high speed lifts
- Communal heating

BEDROOMS

- Bespoke floor to ceiling walnut veneer wardrobes with chrome hanging rails and sensed lighting in all bedrooms (excluding studies)
- Wardrobes in all bedrooms

BATHROOM AND EN-SUITE

- Porcelanosa large format floor and wall tiles
- Bespoke walnut vanity unit with a concealed cistern, wall mounted WC and semi-recessed basin
- Vado brassware with overhead shower
- Walk-in shower with Porcelanosa mosaic floor tiles and concealed shower controls
- Silestone countertop and splashback
- Custom designed mirrored wall unit with integrated demisting and vertical light features
- Chrome thermostatic heated towel rail

KITCHENS

- White contemporary high gloss kitchen units with soft close doors and drawers
- Fully integrated AEG appliances including oven, microwave, induction hob, fridge freezer and dishwasher
- Silestone work surfaces and matching splashback
- Stainless steel under mounted sink with Franke mixer tap
- A range of eye and base level units

COMMUNAL AMENITIES

- Concierge service
- Dedicated building-manager
- Cinema lounge
- Residents' on-site gym
- Podium gardens
- Communal CCTV
- Secure underground car parking facilities
- Bike storage facilities
- Sprinkler system and fire alarms

OUTSIDE SPACE

- Balcony decking in Ecodek composite decking in pebble grey
- Terraced areas in Marshalls Saxon textured flag paving in Charcoal
- Glass panel balconies with metal hand rails with glazed panels in the winter gardens
- Outside power point

PENTHOUSES

- Electric curtains in reception room and master bedroom operated on Lightware system via Amazon Alexa
- Comfort cooling (all apartments on floors 9 & 10)
- Wine cooler
- Integrated Miele appliances in the kitchen
- Panoramic terraces to top floor Penthouses
- Bespoke kitchen doors with bronze feature handles
- Miele Hot Water tap
- Penthouses benefit from a Bose 5.1 Surround Sound System in the main reception with integrated Amazon Alexa
- Automated Curtains in the main reception and master bedrooms (controlled from a smart phone/tablet and via Amazon Alexa)
- Keyless entry system to communal areas

LIGHTING/HEATING

- Smart Lighting is offered in all receptions, dining areas and kitchens
- Integrated Heating Control (from both smart phones/tablets and via Alexa)
- Low energy LED downlights throughout
- Coffe lighting detail to each principal room
- Mood lighting to each principal room
- Sensor controlled lighting to wardrobes and utility cupboard
- LED strip lighting to underside of wall units

TV

- Samsung Smart 4K TV's in the living room and primary bedrooms
- Freeview/Smart Hub connected and Sky ready
- Integrated Bose Soundbar with built in Alexa and Bluetooth (with a multitude of streaming services)

INTERNET & ELECTRICS

- All apartments have super speed broadband
- Colour video door entry system in each apartment
- Entrances/exits and common parts are covered by a centrally monitored CCTV system

CAR PARKING

- 8 parking spaces available

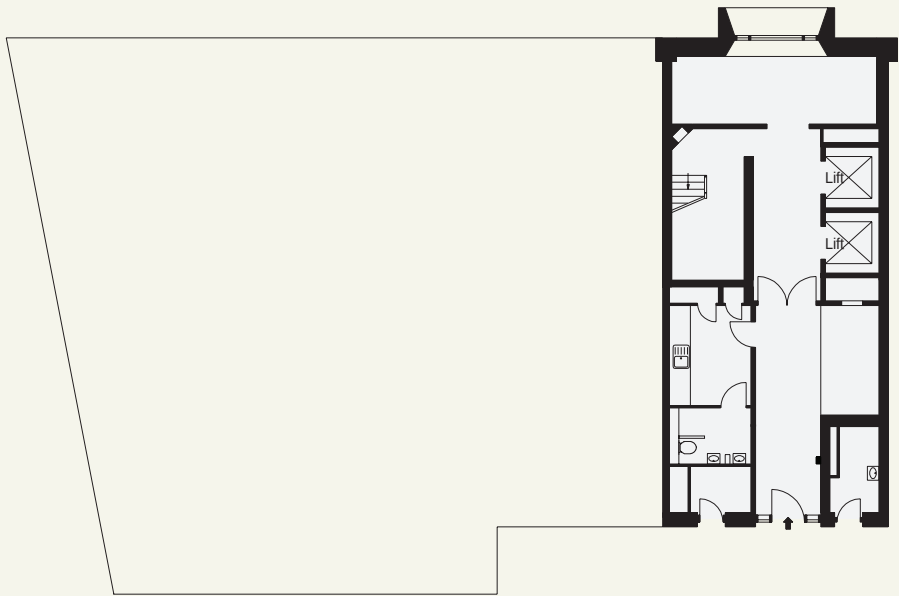
EPC

- The energy efficiency ratings for the apartments is B
- Individual apartment EPCs can be supplied on request

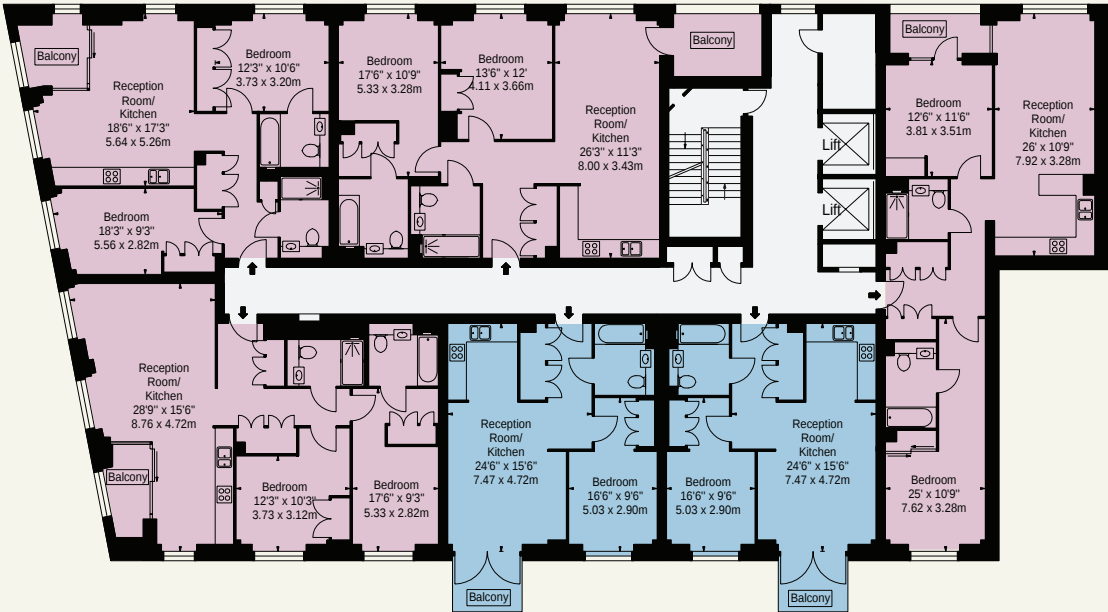
FLOOR PLANS

- 1 BED
- 2 BED
- 3 BED

GROUND FLOOR



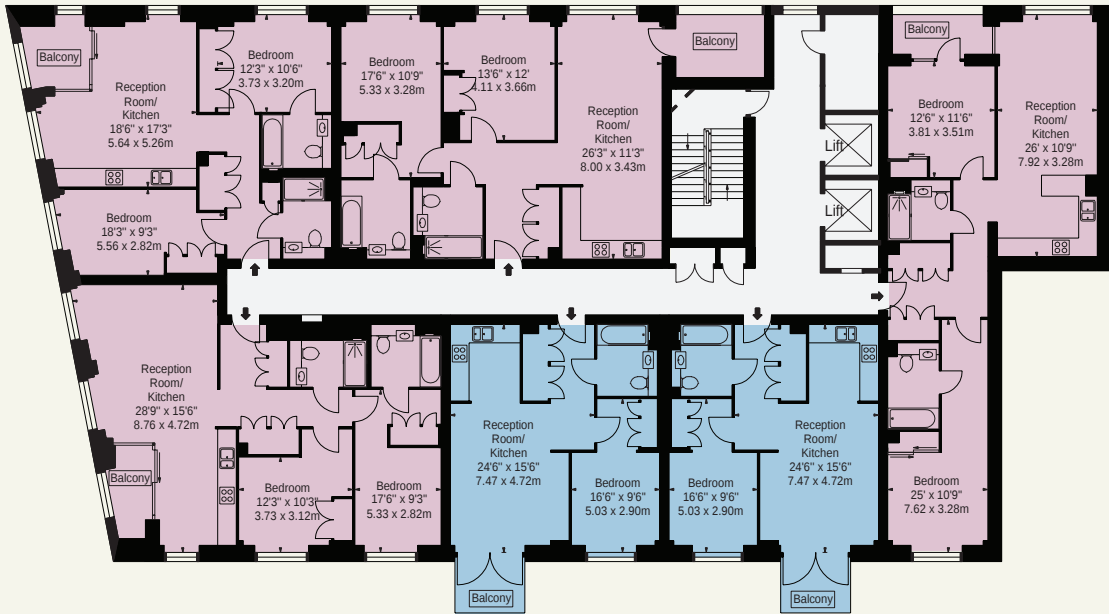
FIRST FLOOR



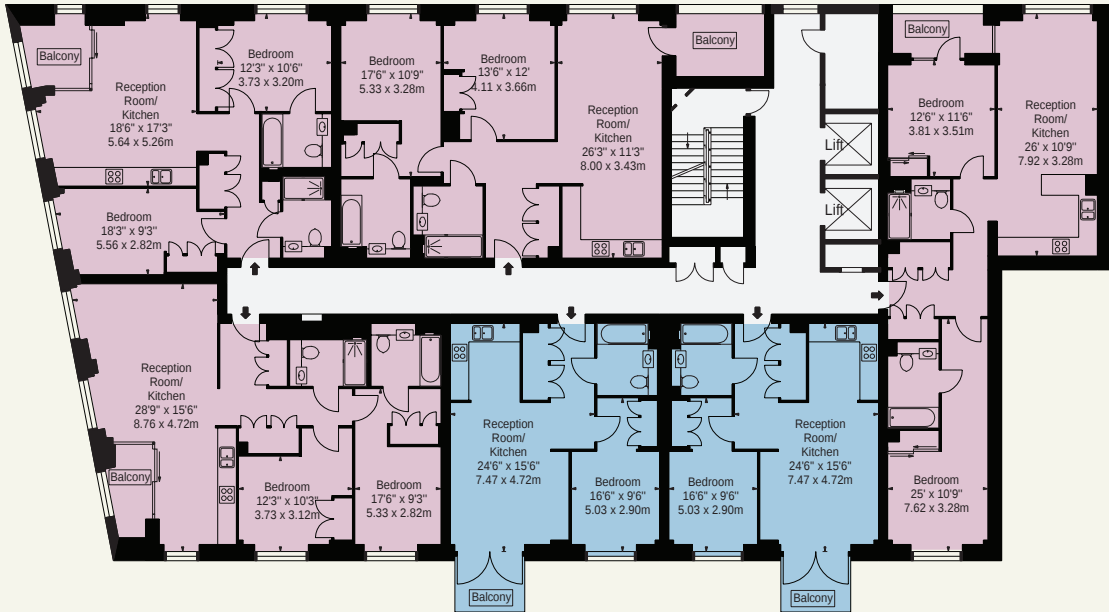
FLOOR PLANS

- 1 BED
- 2 BED
- 3 BED

SECOND FLOOR



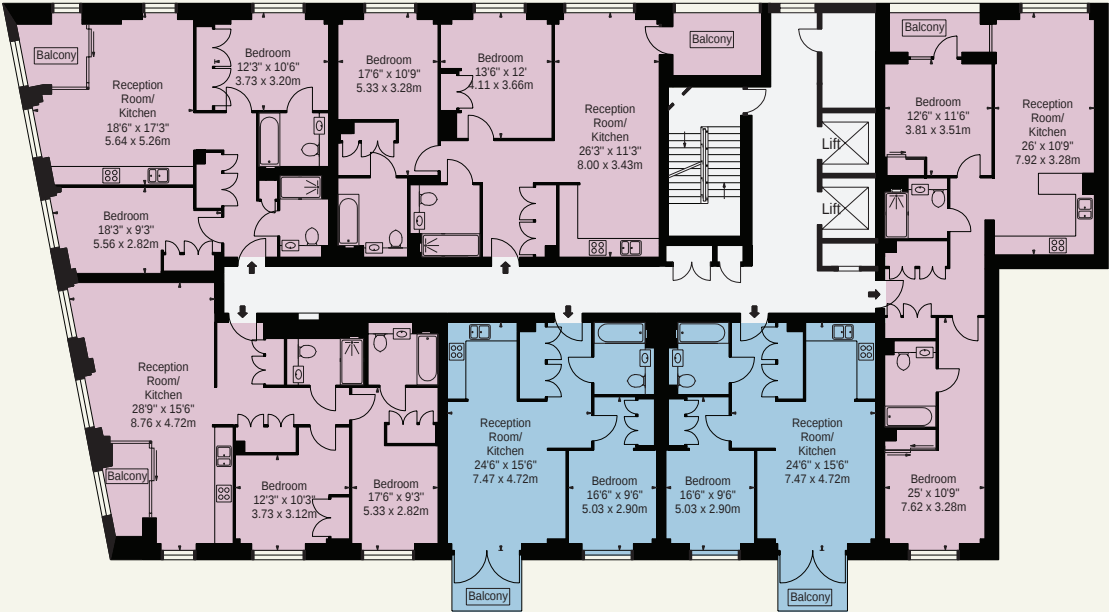
THIRD FLOOR



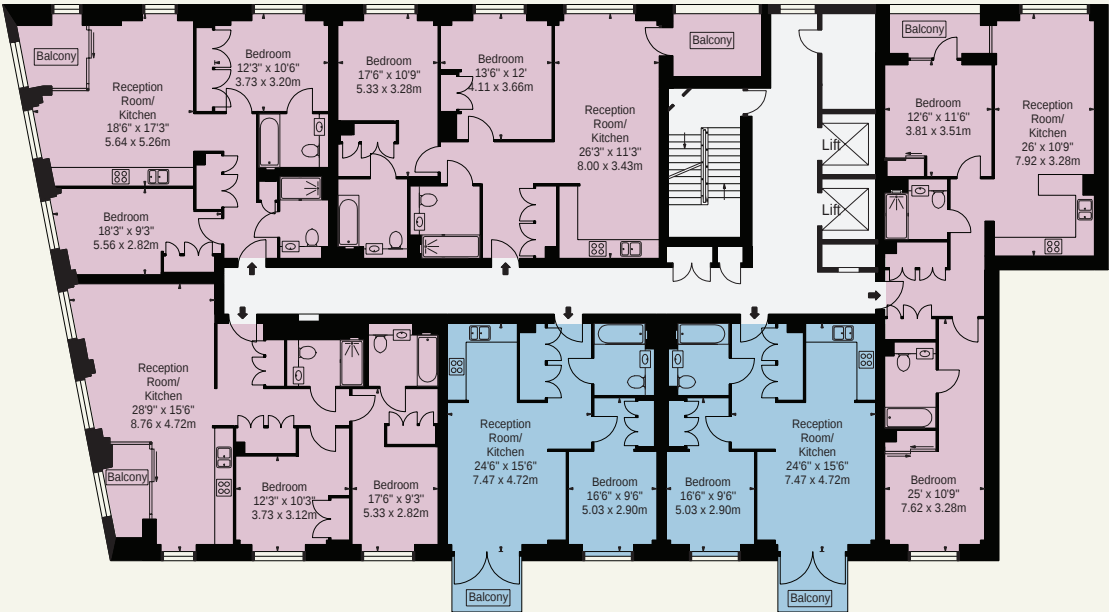
FLOOR PLANS

- 1 BED
- 2 BED
- 3 BED

FOURTH FLOOR



FIFTH FLOOR



FLOOR PLANS

- 1 BED
- 2 BED
- 3 BED

SIXTH FLOOR



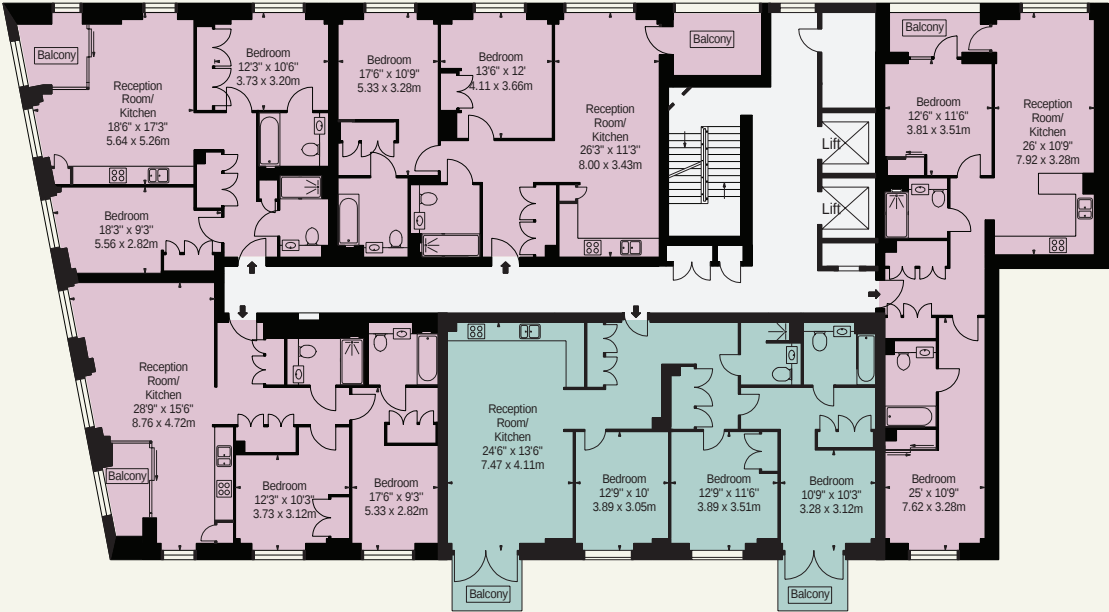
SEVENTH FLOOR



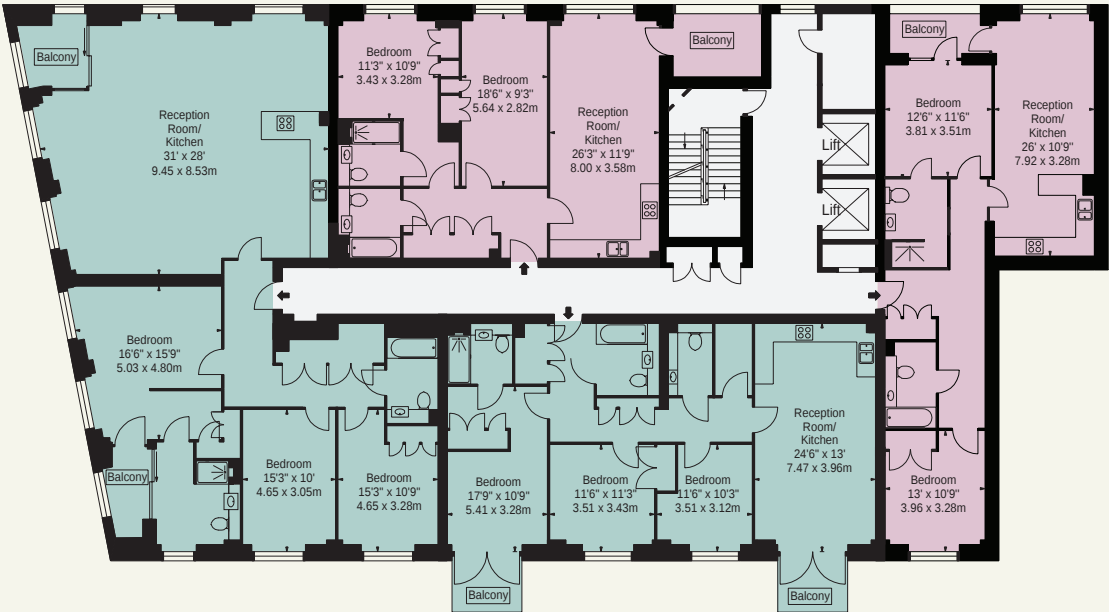
FLOOR PLANS

- 1 BED
- 2 BED
- 3 BED

EIGHTH FLOOR



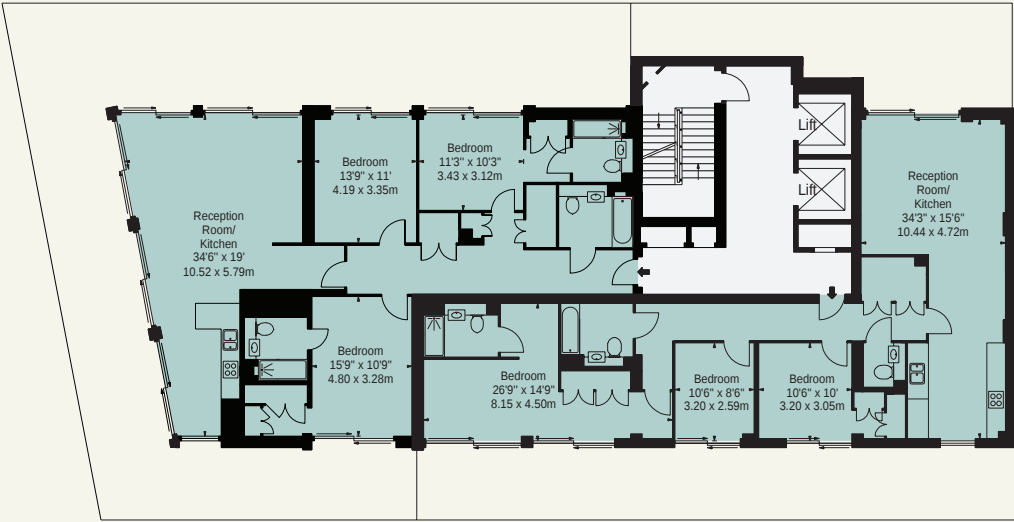
NINTH FLOOR



FLOOR PLANS

- 1 BED
- 2 BED
- 3 BED

TENTH FLOOR

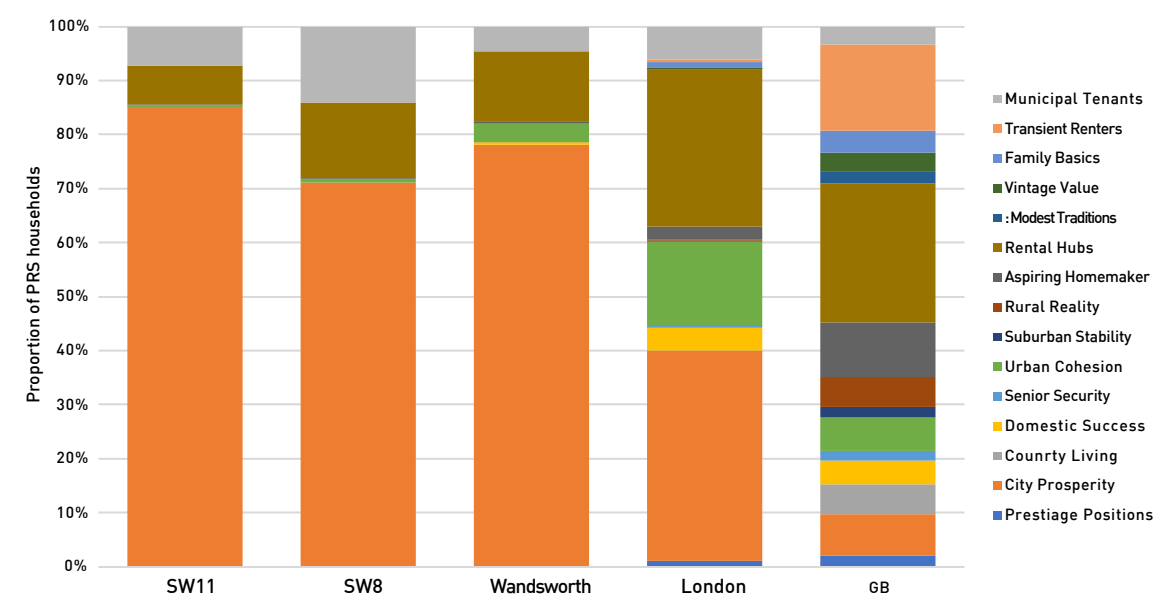


MARKET OVERVIEW

HOUSEHOLD COMPOSITION

Attractive demographic profile in the immediate area – SW11 and Wandsworth has over double the proportion of ‘City Prosperity’ households compared to London.

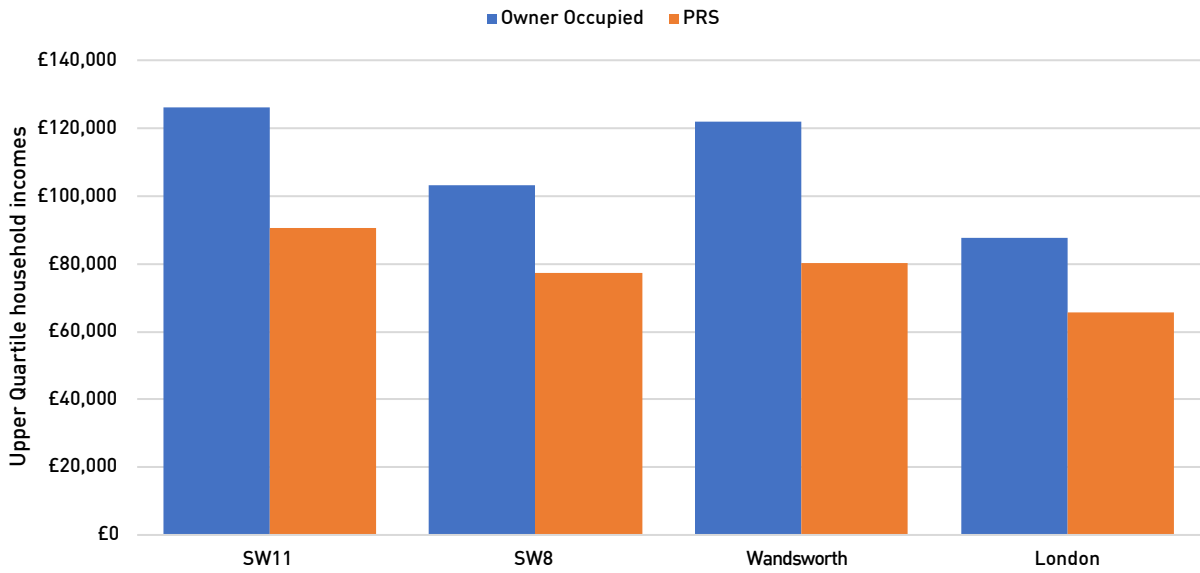
City prosperity are high status city dwellers living in central locations and pursuing careers – they are one of the most affluent household types.



Source: Experian

HIGH QUALITY TENANT BASE

Affluent potential tenant base in the immediate vicinity – upper quartile incomes in SW11 are significantly ahead of wider London owner occupiers (+44%) and PRS households (+38%).



Source: Experian

GROWTH OF PRS HOUSEHOLDS

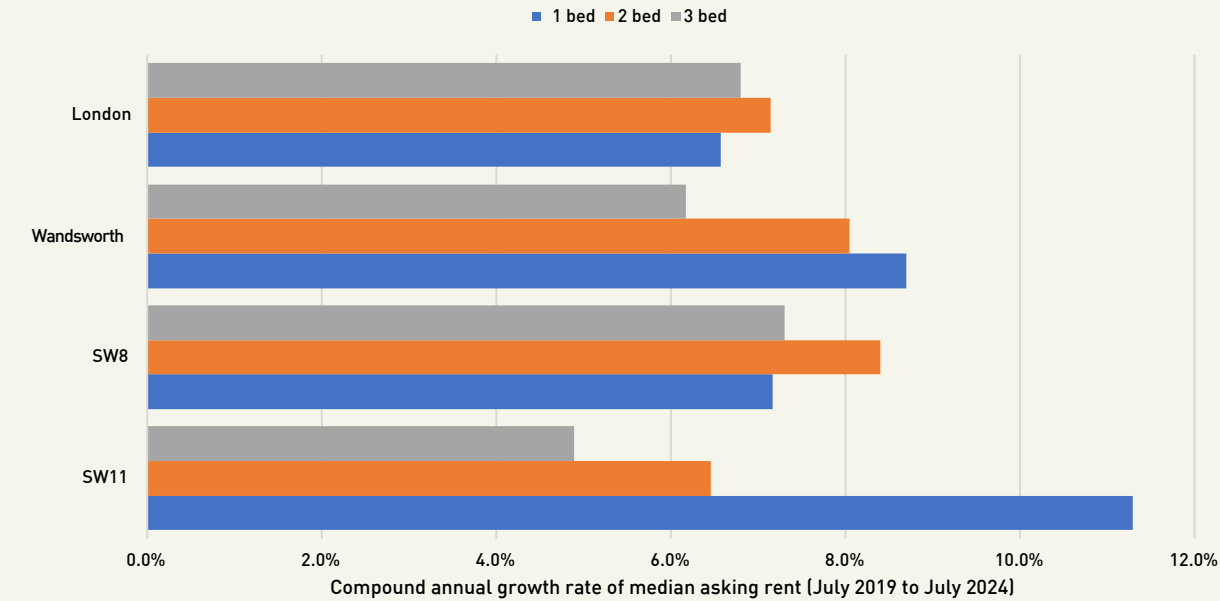
Continued growth of PRS households within the area - total PRS households in SW11 increased 17% from 2011 to 2021 (in line with LB Wandsworth), with 56% increase over the same period for the neighbouring SW8 postcode district – combined there are over 20,000 PRS households in SW11 and SW8.



Source: ONS Census 2021

RENTAL GROWTH

Strong and resilient rental performance since 2019 - median asking rents in SW11, particularly among one bed units, have continued to grow despite being substantially more expensive in comparison to London and the wider borough. The neighbouring SW8 postcode district has significantly outperformed London across all unit types.



Source: Savills analysis of listings data

FURTHER INFORMATION

PROPOSAL

Unconditional offers are invited for the long leasehold interest in the property.

VAT

The building has not been elected for VAT.

AML

A successful bidder will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

VIEWINGS

Viewings are by appointment only and can be arranged through out in compliance with Knight Frank and Savills. The vendor's sole agents Knight Frank LLP and Savills PLC. Viewings are undertaken at the viewers own risk and no liability will be accepted by the vendor, Knight Frank LLP or Savills.

DATAROOM

A project data room has been set up to host all relevant information on the site. Please contact vendor's sole agents for access details.

*ERV's (page 3) shown are an estimated target rent level of what the vendor can achieve in the current market. They are not a formal valuation and Knight Frank do not warrant them. The vendor is an experienced and large private landlord in central London, skilled in setting and achieving these figures. Furthermore, the figures shown are supported and justified by rents previously and currently achieved, these are also backed up by the tenancy schedule in the dataroom containing latest achieved rents.



Elevation of Thornes House

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