



The Residence, Nine Elms
London SW11

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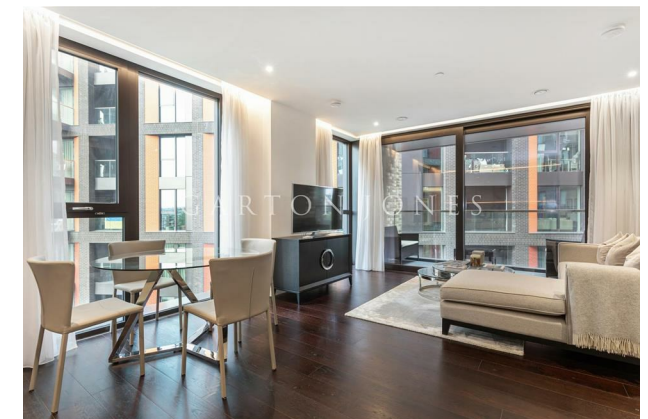
£900,000 Leasehold

A beautifully interior designed 2-bedroom apartment offering 903sq.ft (83.89sq.m) available for sale in Madeira Tower, part of Bellway's popular 'The Residence' development located in Nine Elms, moments from the U.S. Embassy. In pristine condition, this spacious property benefits from a fantastic open plan reception and kitchen with floor-to-ceiling windows and views overlooking the communal gardens, leading out to a well-proportioned balcony looking towards the U.S. Embassy. Both bedrooms offer generous space, with built-in wardrobes and modern finishes, with the main bedroom benefitting from a luxurious en-suite bathroom with bathtub and there is an additional family bathroom with walk-in shower off the hallway. With generous storage throughout and larger than average ceiling heights, this property offers a contemporary and elegant living space and further benefits from a secure parking space.

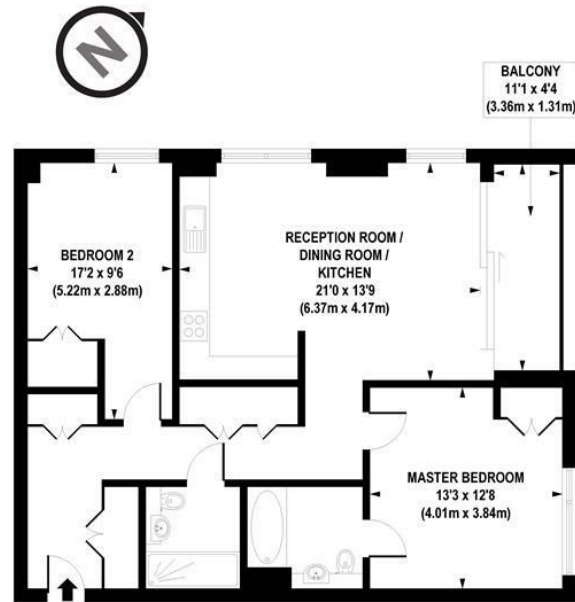
Residents of The Residence have a plethora of benefits, with access to a range of exclusive on-site amenities, including a fitness centre, a 24-hour concierge service, landscaped communal gardens, a screening room, and meeting rooms all at your convenience. Nestled in the heart of Nine Elms, a vibrant and well-connected neighbourhood, with many restaurants, cafes, shops, and bars all within a short walk, including the Battersea Power Station shopping centre.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Underfloor Heating
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: Secure Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band F (London Borough of Wandsworth)
- Leasehold: 991 Years Remaining (999 years from 29 January 2016)
- Service Charges: £5,000 per annum (payable half annually)
- Ground Rent: £350 per annum (payable annually)
- EPC Rating B (86)

- 2 Bedrooms
- 903sq.ft (83.89sq.m)
- 2 Bathrooms (1 En-Suite)
- Balcony
- Views over Communal Gardens
- Secure Parking
- 24 Hour Concierge
- Residents Gym
- Cinema Screening Room & Meeting Rooms
- 0.3 Miles to Nine Elms Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 903 sq. ft / 83.89 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

