

The Residence, Nine Elms
London SW11

GARTON JONES.COM



The Residence, Nine Elms London, SW11

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

£875,000 Leasehold

A beautifully designed 2-bedroom apartment offering 895sq.ft (83.13sq.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 upper-floor property benefits from a fantastic open plan reception and kitchen with floor-to-ceiling windows and South-Eastern views, leading out to a well-proportioned balcony. 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. Please note there is the option of including a secure parking space via additional negotiation.

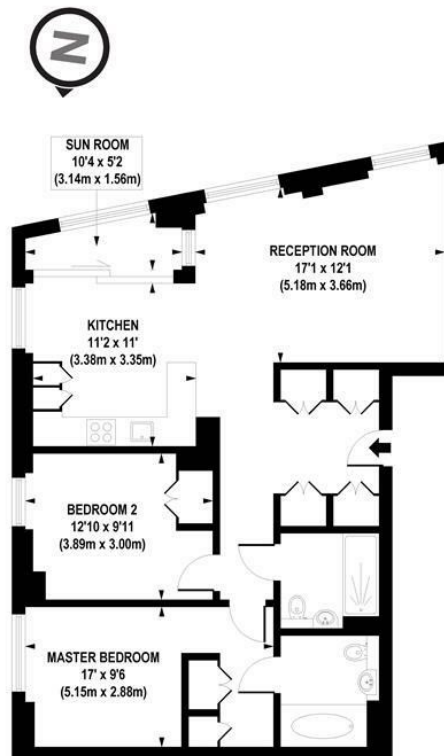
Residents of The Residence have a plethora of benefits, with access to a range of exclusive on-site amenities, including a fitness centre, a 24-hour concierge service, landscaped communal gardens, a screening room, and meeting rooms all at your convenience. Nestled in the heart of Nine Elms with many restaurants, cafes, shops, and bars all within a short walk, including the Battersea Power Station shopping centre, this property enjoys easy access to the best of London's attractions and amenities, effortlessly being able to commute across London with the nearby Northern Line transport link of Nine Elms Tube Station less than a 5-minute walk away.

Please note furniture may differ to that shown in the current photos.

- 2 Bedrooms
- 895sq.ft (83.13sq.m)
- 2 Bathrooms (1 En-Suite)
- Underfloor Heating
- Balcony
- Open Plan Reception
- Modern Integrated Kitchen
- 24 Hour Concierge
- Residents Gym
- 0.2 Miles to Nine Elms Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 943 sq. ft / 87.60 sq. m (Including Sun Room)
APPROX. GROSS INTERNAL FLOOR AREA 895 sq. ft / 83.13 sq. m (Excluding Sun Room)

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.

CP CREATIVE
PROPERTY MARKETING

