

30 Ponton Road London

A stunning two bedroom apartment situated in the popular The Residence development featuring an open plan kitchen and living space with a winter garden. Finished to the highest standard apartments include AEG fully integrated appliances including washer/dryer, oven and microwave as well as underfloor heating throughout.

Residents will also benefit from the wonderful on site amenities including the gym, yoga room, private cinema and meeting rooms as well as its central location close to zone one transport links including Vauxhall and Nine Elms stations.

Minimum Contract: 12 Months

Change of contract fee: £50 including VAT

Council Tax band: Wandsworth - F

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £850 (1 weeks rent, subject to agreed offer)

£850 Per Week

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre | Parking available by separate negotiation |

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

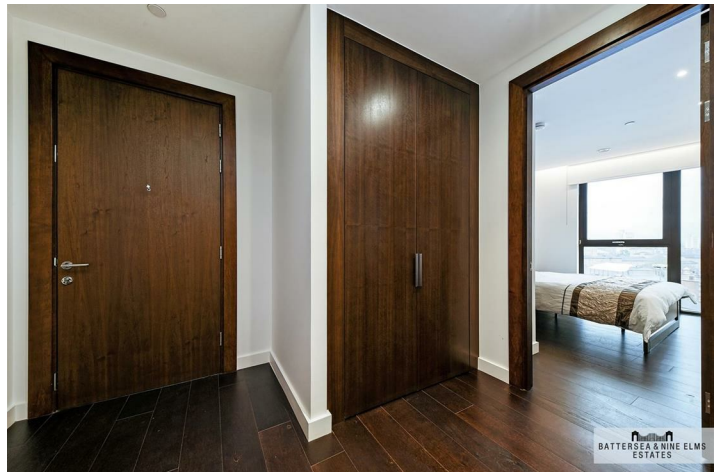
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- Two double bedrooms
- Furnished
- Communal garden
- Two bathrooms (one en suite)
- Residents gym & media room
- Moments to Vauxhall & Nine Elms Station
- 24 Hour concierge
- Residents meeting room



[Directions](#)



Madeira Tower,
The Residence,
Ponton Road, SW8
Approximate Gross Internal Area
70.90 sq m / 763 sq ft

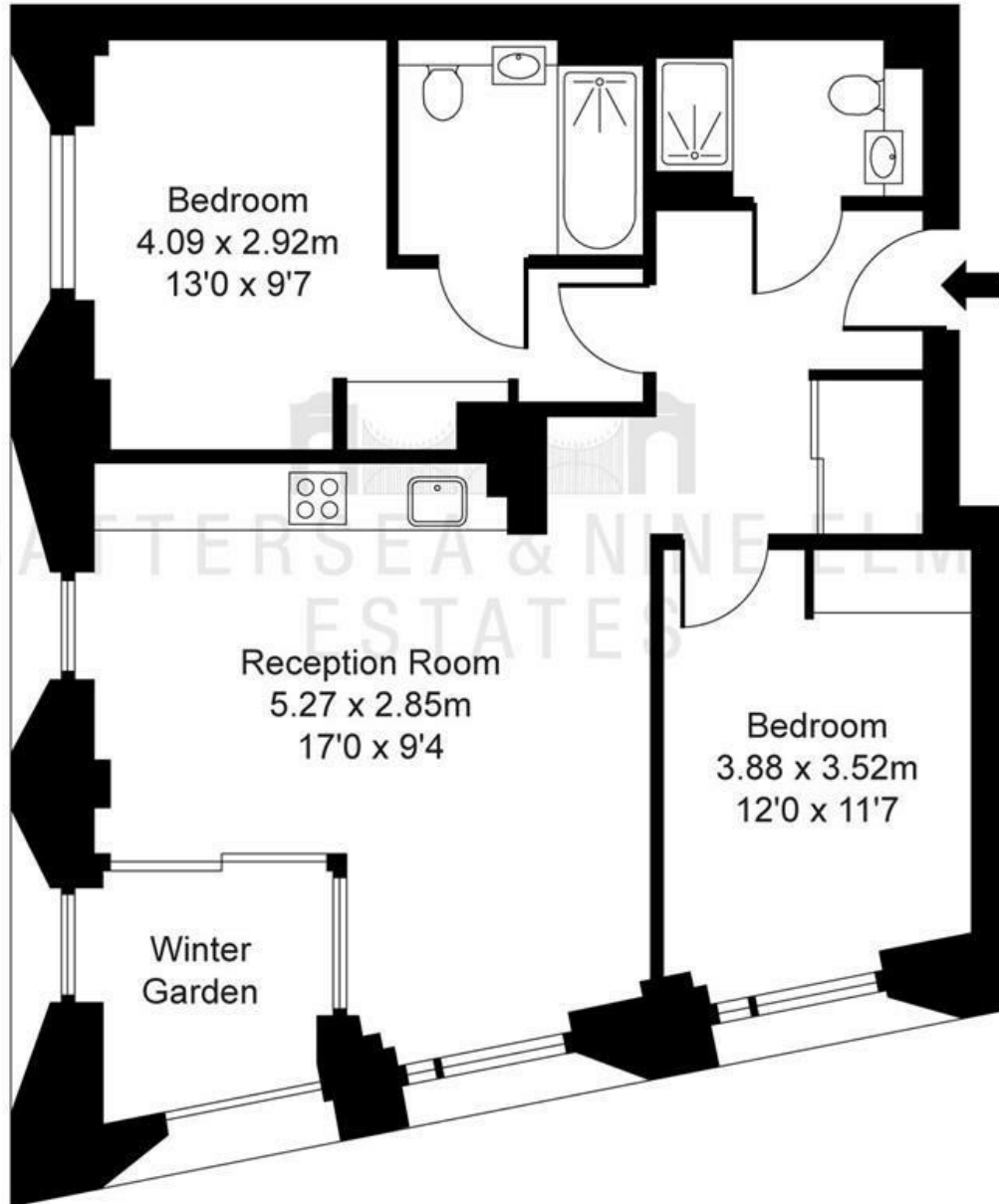


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		86	86				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	