

30 Ponton road London

A wonderful one bedroom apartment situated in The Residence development ideally located for zone one transport links from Vauxhall station.

The property features an open plan kitchen and living space with a separate private balcony. Finished to the highest standard with floor to ceiling windows as well as fully integrated kitchen appliances and underfloor heating.

Residents can also enjoy the communal facilities including the gym and yoga room, private cinema and 24hr concierge.

Council Tax Band: Wandsworth - E

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £625 (1 weeks rent, subject to agreed offer)

£625 Per Week

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

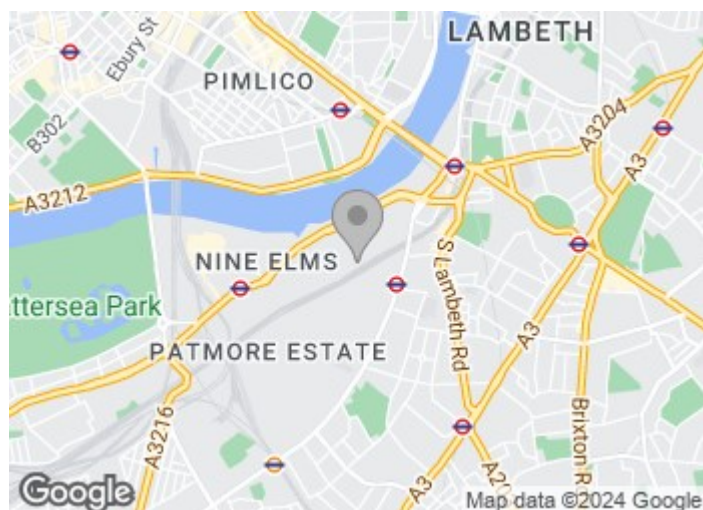
To check broadband and mobile phone coverage please visit Ofcom.

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

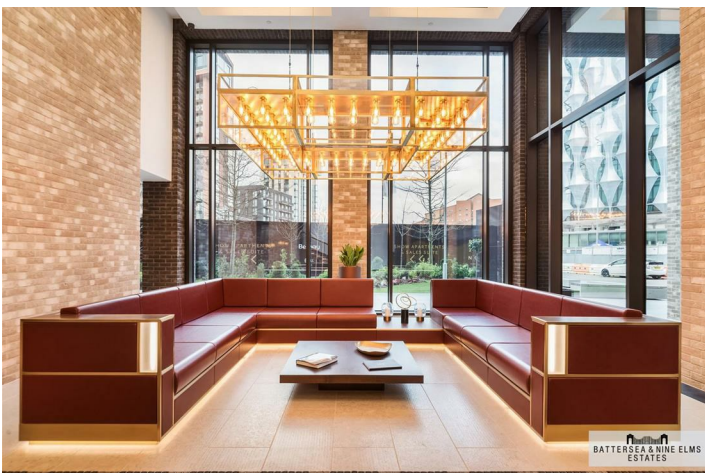
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- One bedroom
- Residents gym
- Dishwasher & combination washer/ dryer
- Excellent transport links
- Underfloor heating



[Directions](#)



**Madiera House,
The Residence, SW11**
Approximate Gross Internal Area
50.00 sq m / 538 sq ft

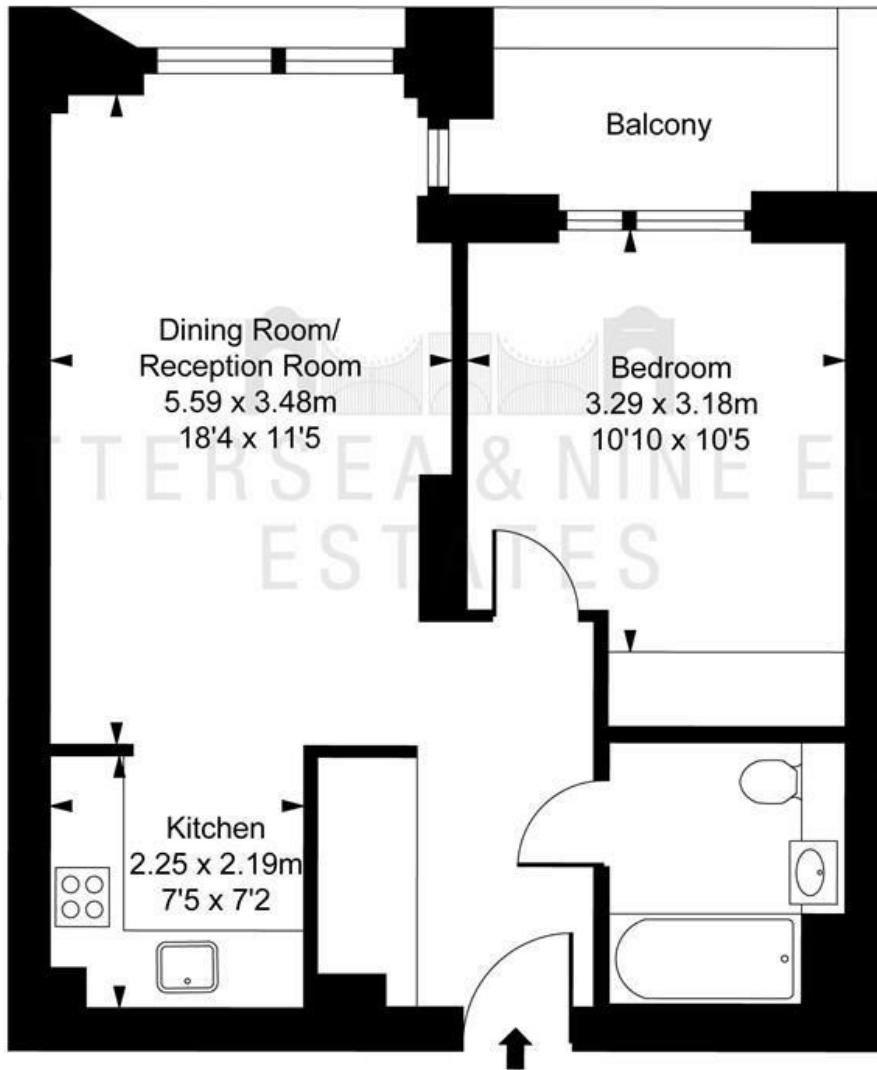


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | 87 | 87 | Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | | 94 | 94 |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |