



## 30 Ponton Road London

Arranged over a high floor, this stunning one bedroom apartment is situated in The Residence development ideally located for zone one transport links from Nine Elms & Vauxhall stations.

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 - £650 (1 weeks rent, subject to agreed offer)

**£650 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.

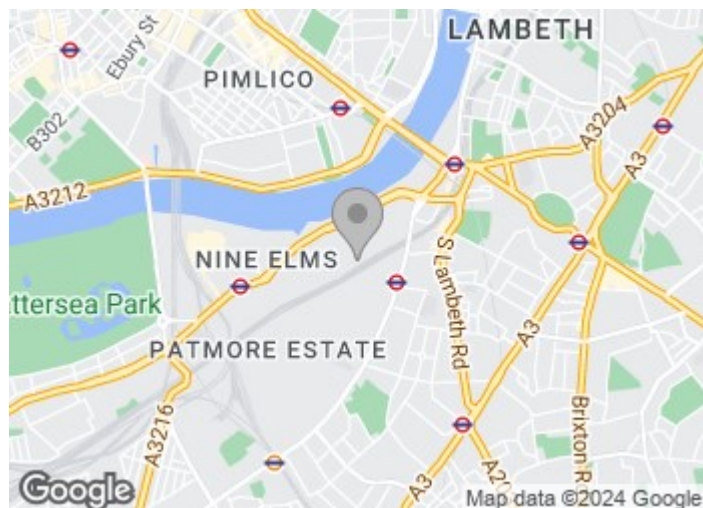
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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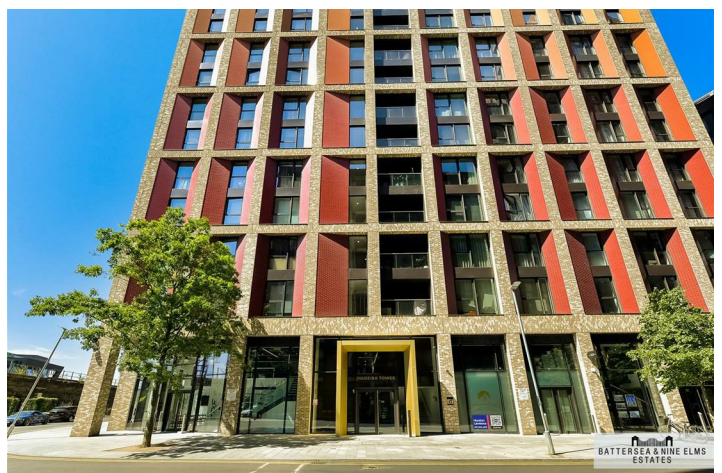
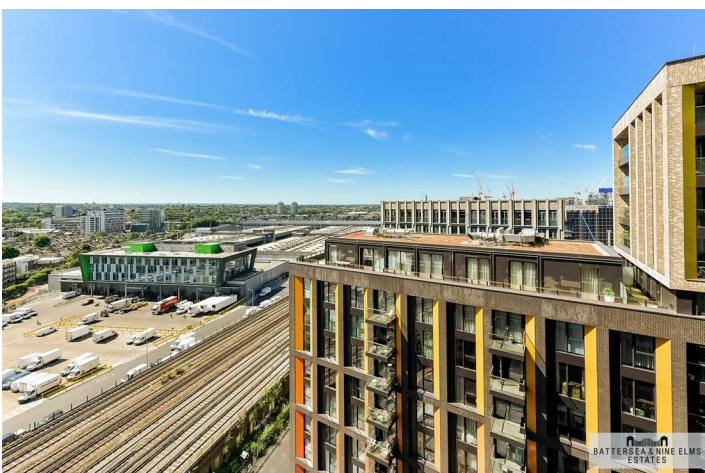


- One double bedroom
- 24 Hour concierge
- Private balcony
- Residents meeting room & media suite
- Underfloor heating
- Zone 1 transport links

services



[Directions](#)



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

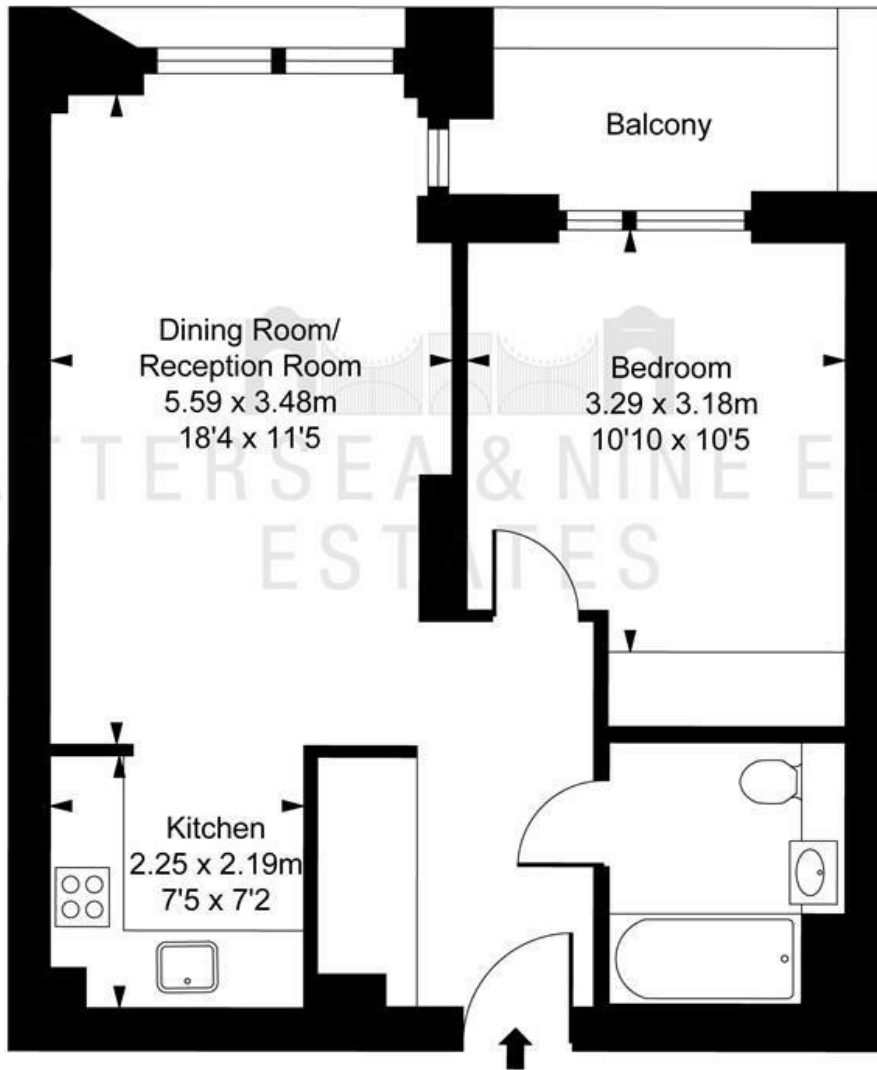


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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