



## 50 Wandsworth Road London

**£800 Per Week**

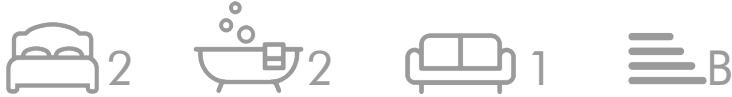
This spacious two bedroom apartment with private patio is located in the superb Nine Elms Point development. Nine Elms Point is a stunning collection of apartments, which benefit from a 24 hour concierge, fitness centre and beautiful landscaped courtyards. Nine Elms Point is located beside the Nine Elms Northern Line tube station, and above a flagship 80,000 sq ft Sainsbury's. The development benefits from existing National Rail and London Underground connections at Vauxhall.

Council Tax Band: Lambeth F  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £750 (1 weeks rent, subject to agreed offer)

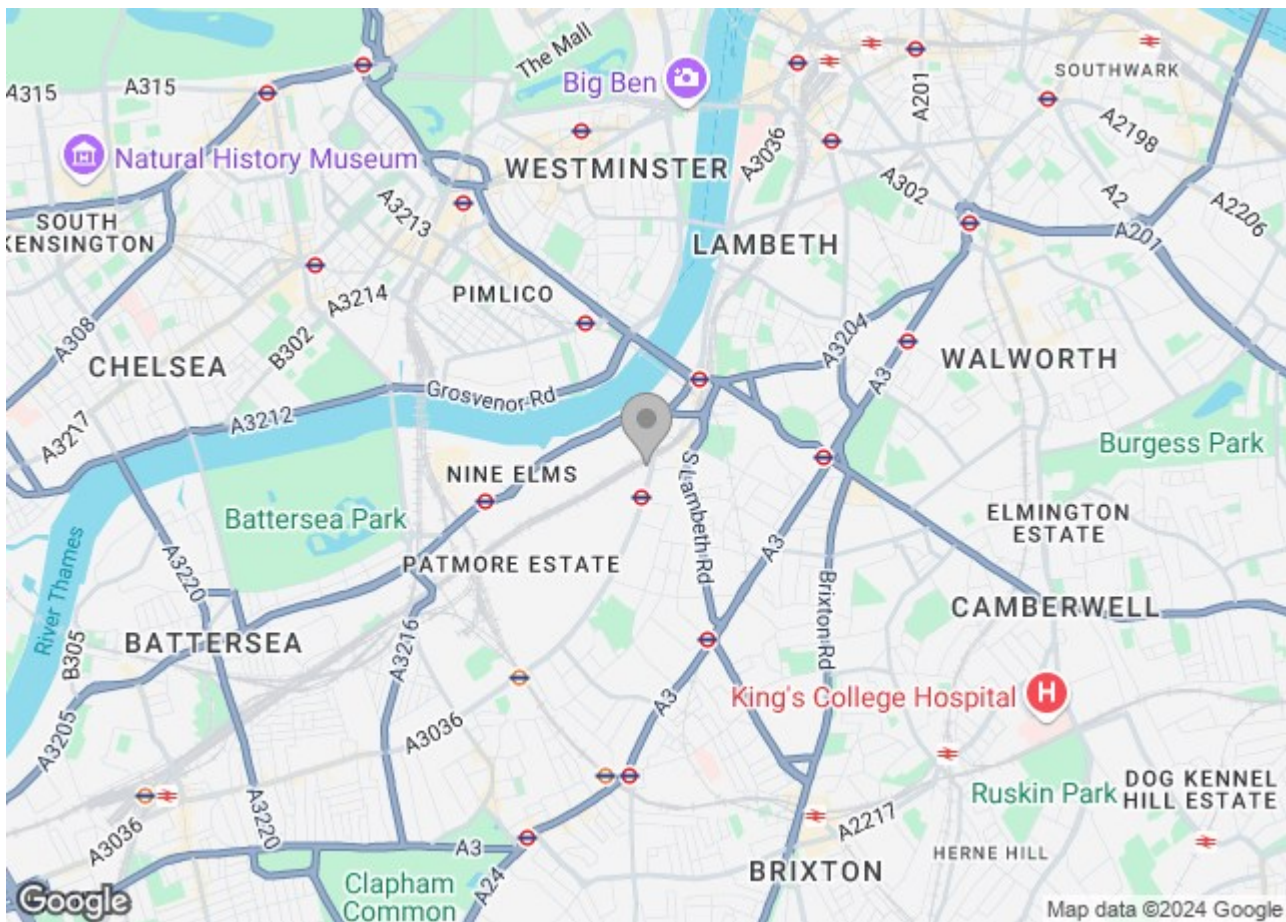
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | Lift Access | Parking no

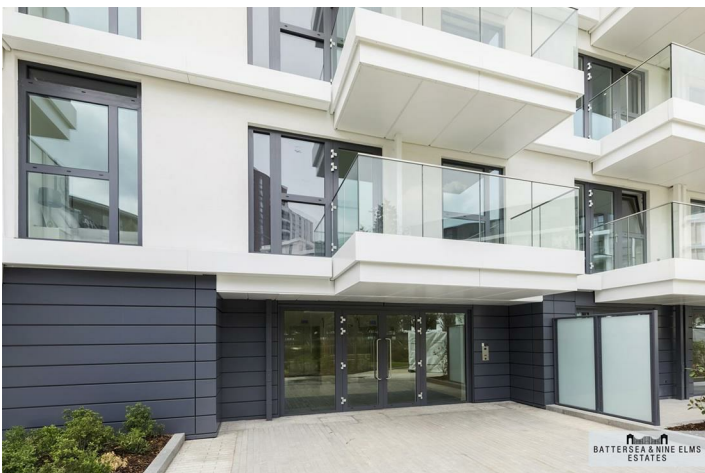
To check broadband and mobile phone coverage please visit Ofcom.

# 50 Wandsworth Road London



- Two bedrooms
- Residents gym
- Two bathrooms
- 24 hour concierge
- Residents cinema
- Excellent public transport links





Floor Plan



**Brent House,**  
**Wandsworth Road, SW8**  
 Approximate Gross Internal Area  
**76.88 sq m / 828 sq ft**  
 ( CH = Ceiling Heights )

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(91 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
<b>85</b>	<b>85</b>	<b>91</b>	<b>91</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC