

30 Ponton Road, London

Asking Price £675,000

A wonderful one bedroom apartment situated in the popular Residence development, located within the Nine Elms regeneration area with beneficial links to transport including Battersea, Vauxhall and Nine Elms Station.

Featuring an open plan kitchen and living space, the apartment includes AEG fully integrated appliances, such as a washer/dryer, oven and microwave, as well as underfloor heating throughout. The apartment also benefits from a spacious balcony.

Residents will also benefit from the fantastic on site amenities including the gym, yoga room, private cinema and meeting rooms, as well as a communal outdoor area.

Approximately 990 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: E Wandsworth

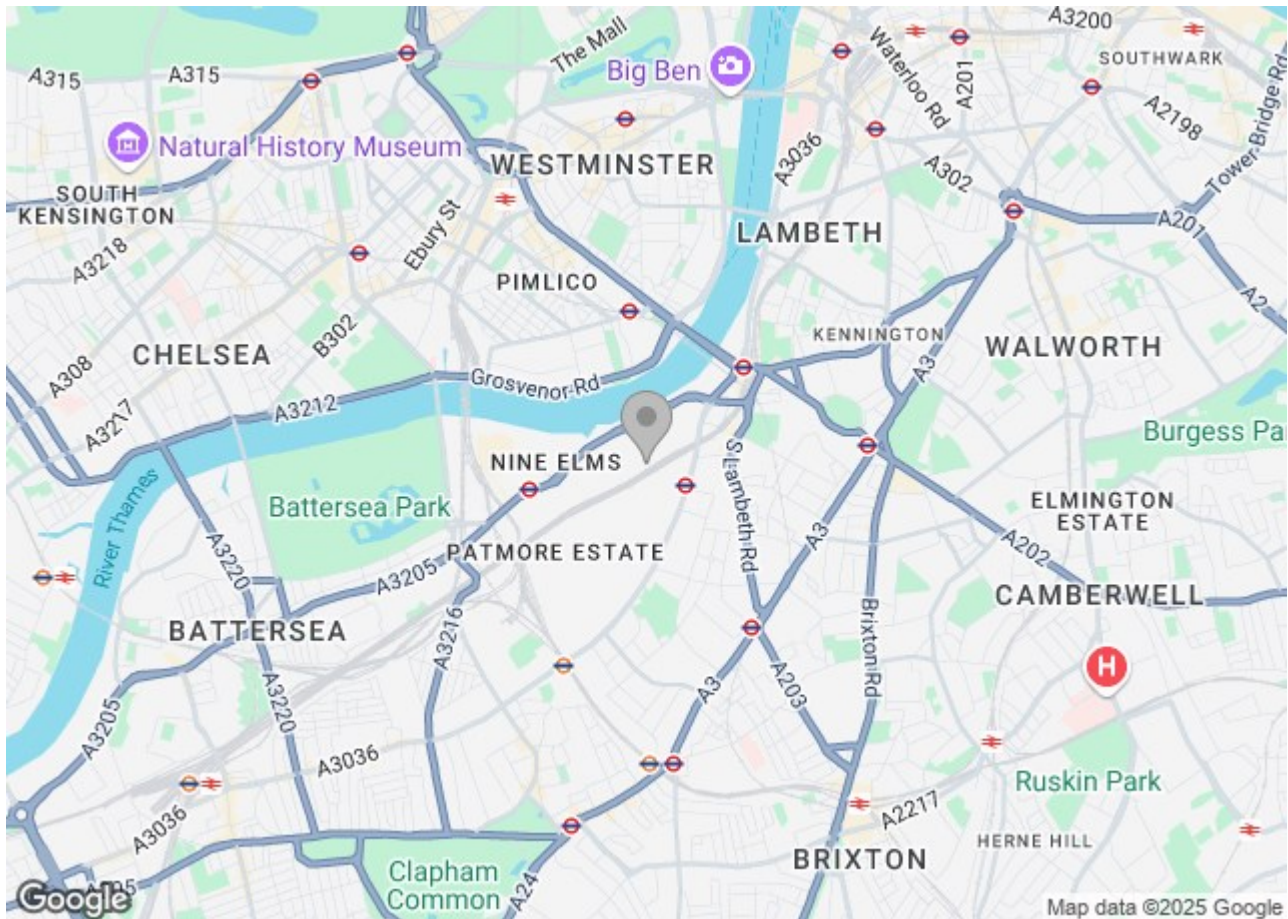
Electricity supply – Mains | Heating - Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP
| Lift Access | Parking No

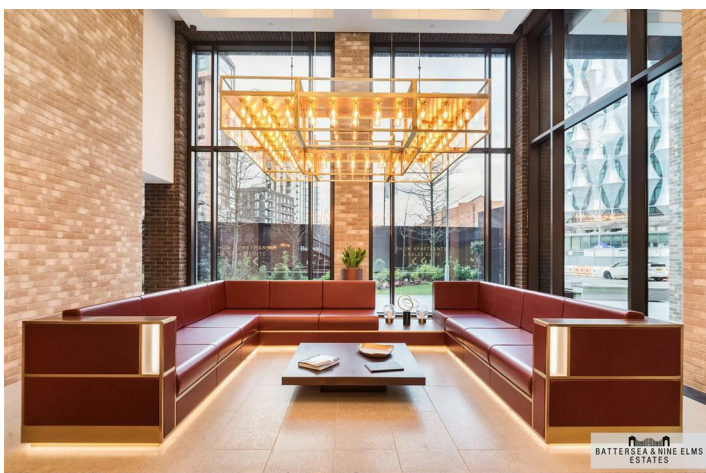
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

30 Ponton Road London



- One Bedroom
- 24 Hour concierge
- Dishwasher & combination washer/ dryer
- Underfloor heating
- Residents gym
- Meeting room
- Zone 1 transport links





Madeira Tower,
The Residence,
Ponton Road, SW8
Approximate Gross Internal Area
50.00 sq m / 538 sq ft

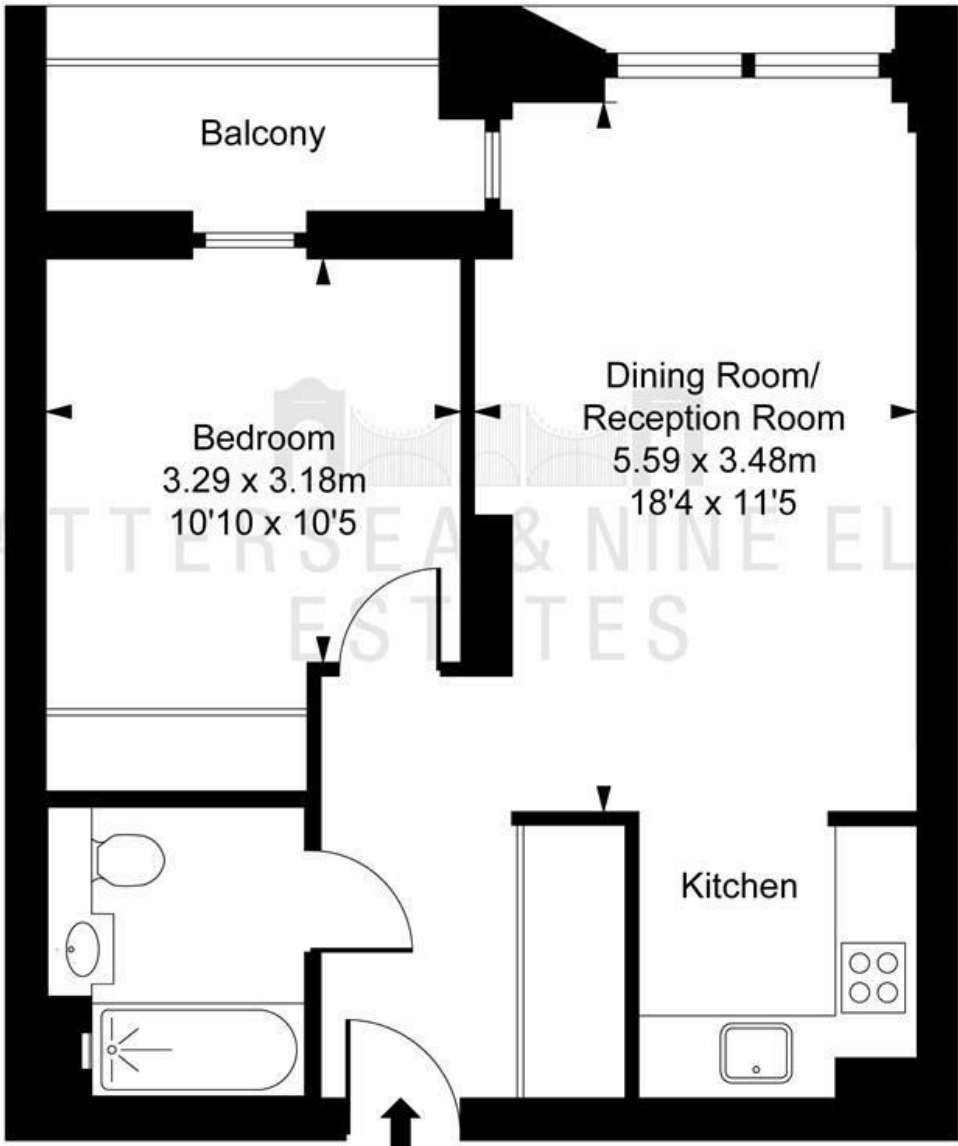


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	