



**BATTERSEA & NINE ELMS
ESTATES**



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One Linear Place London

£1,200 Per Week

This stylish three-bedroom, two-bathroom apartment is located in the brand new One Linear Place development. The property features 3 double bedrooms with an en-suite and dressing room off of the principal bedroom, a separate bathroom and a spacious open plan living / kitchen area. The private balcony has access from the living area and one of the bedrooms.

Perfectly positioned in vibrant Nine Elms, the apartment is close to excellent transport links, shops, restaurants, and cultural attractions. Residents benefit from a 24 hour concierge service and a residents' lounge.

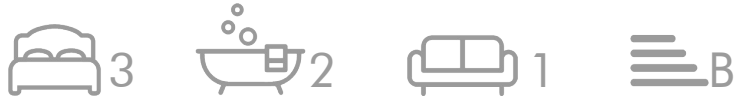
Photos have been digitally staged for marketing purposes

Council Tax Band: Wandsworth TBC
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1,200 (1 weeks rent, subject to agreed offer)

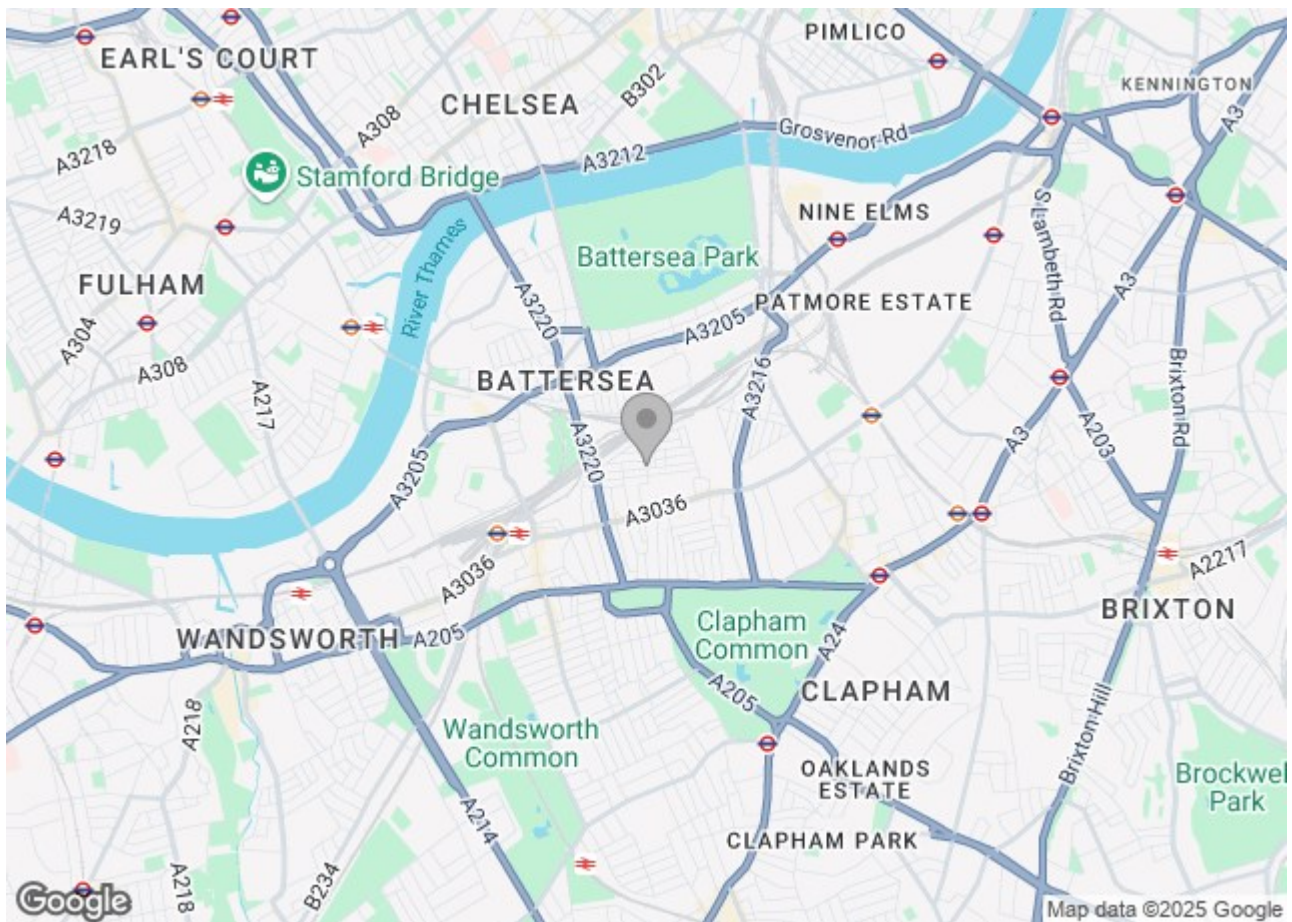
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: FttP

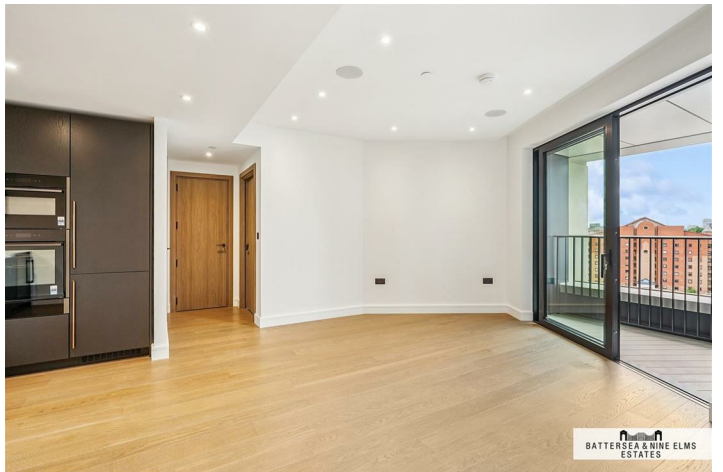
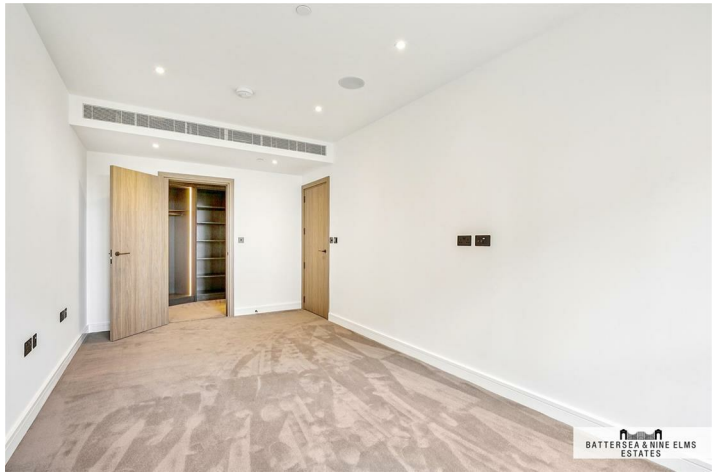
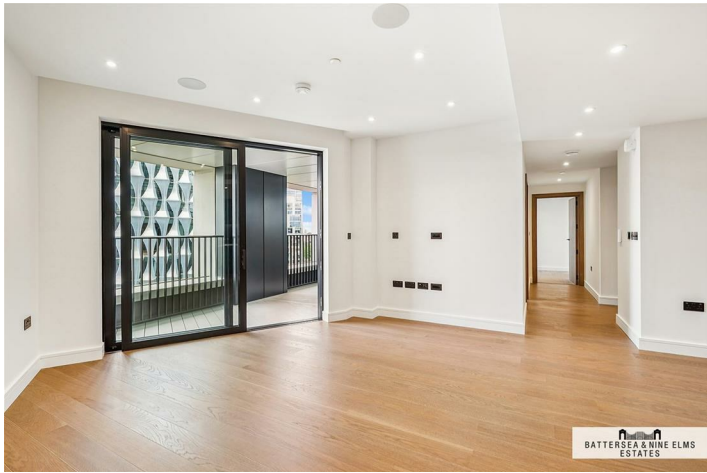
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website: Planning & Building Control

One Linear Place London



- 24 hour concierge
- Residents lounge
- Comfort cooling and underfloor heating





London Square,
Linear Place, SW11
Approximate Gross Internal Area
96.28 sq m / 1,036 sq ft

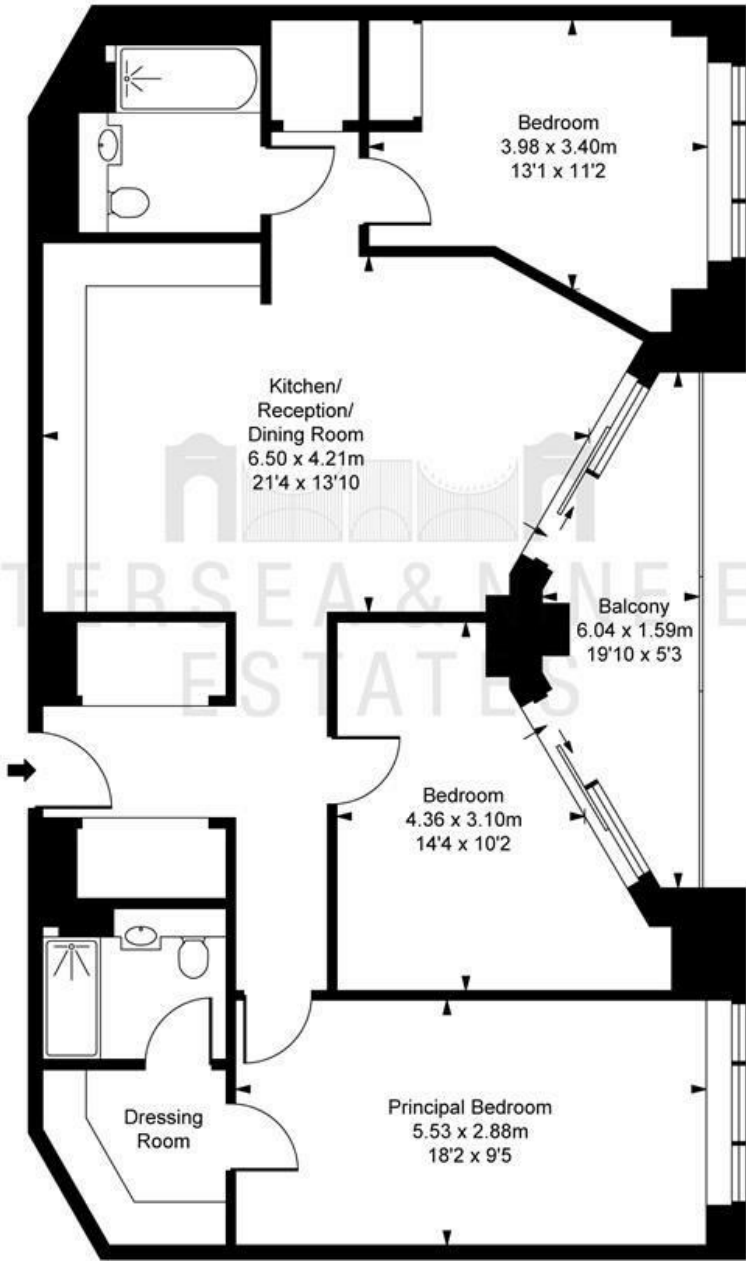


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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			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	