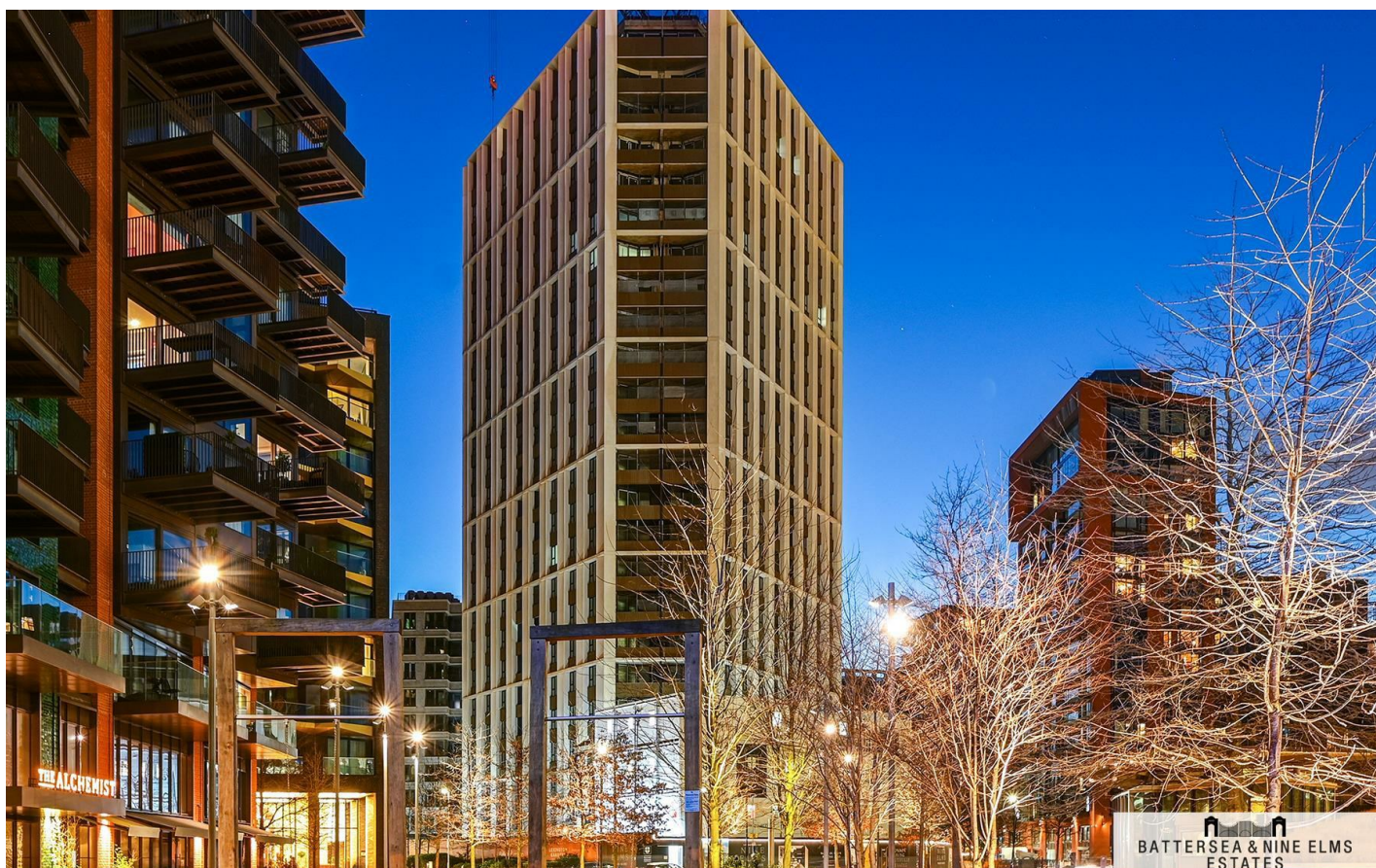




One Linear Place, Nine Elms

Offers Over £2,000,000

Nestled on the desirable Ponton Road in London, this newly constructed apartment offers a perfect blend of modern living and comfort. Spanning an impressive 1,108 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample space.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, providing a welcoming atmosphere for both relaxation and entertaining. The apartment features two contemporary bathrooms (one en-suite).

In addition to its generous living space, this property comes with the added benefit of parking for one vehicle, a rare find in the bustling city. The apartment's modern design and high-quality finishes reflect the latest trends in urban living, making it a truly appealing option for those looking to enjoy the vibrant lifestyle that London has to offer.

With its prime location, this apartment is well-connected to local amenities, transport links, and green spaces, providing a perfect balance of city life and tranquillity.

Approximately 999 years remaining on lease

Ground rent amount: N/A

Ground rent review period: N/A

Service charge amount: approx. Ask agent

Service charge review period: N/A

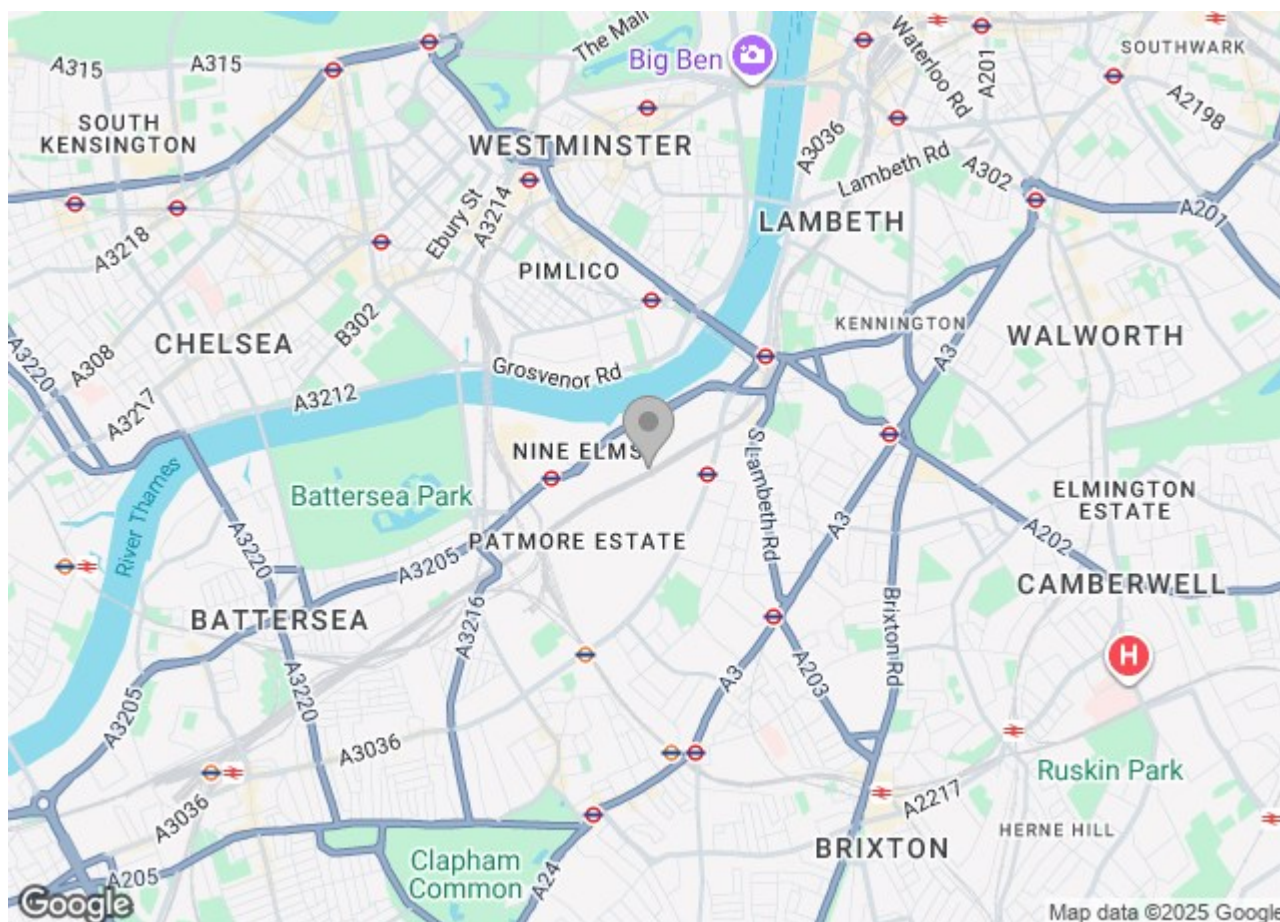
Council tax band: Wandsworth

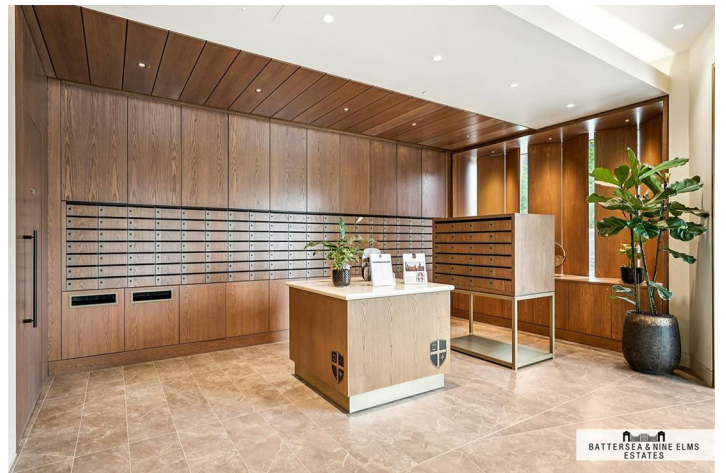
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access

Ponton Road London

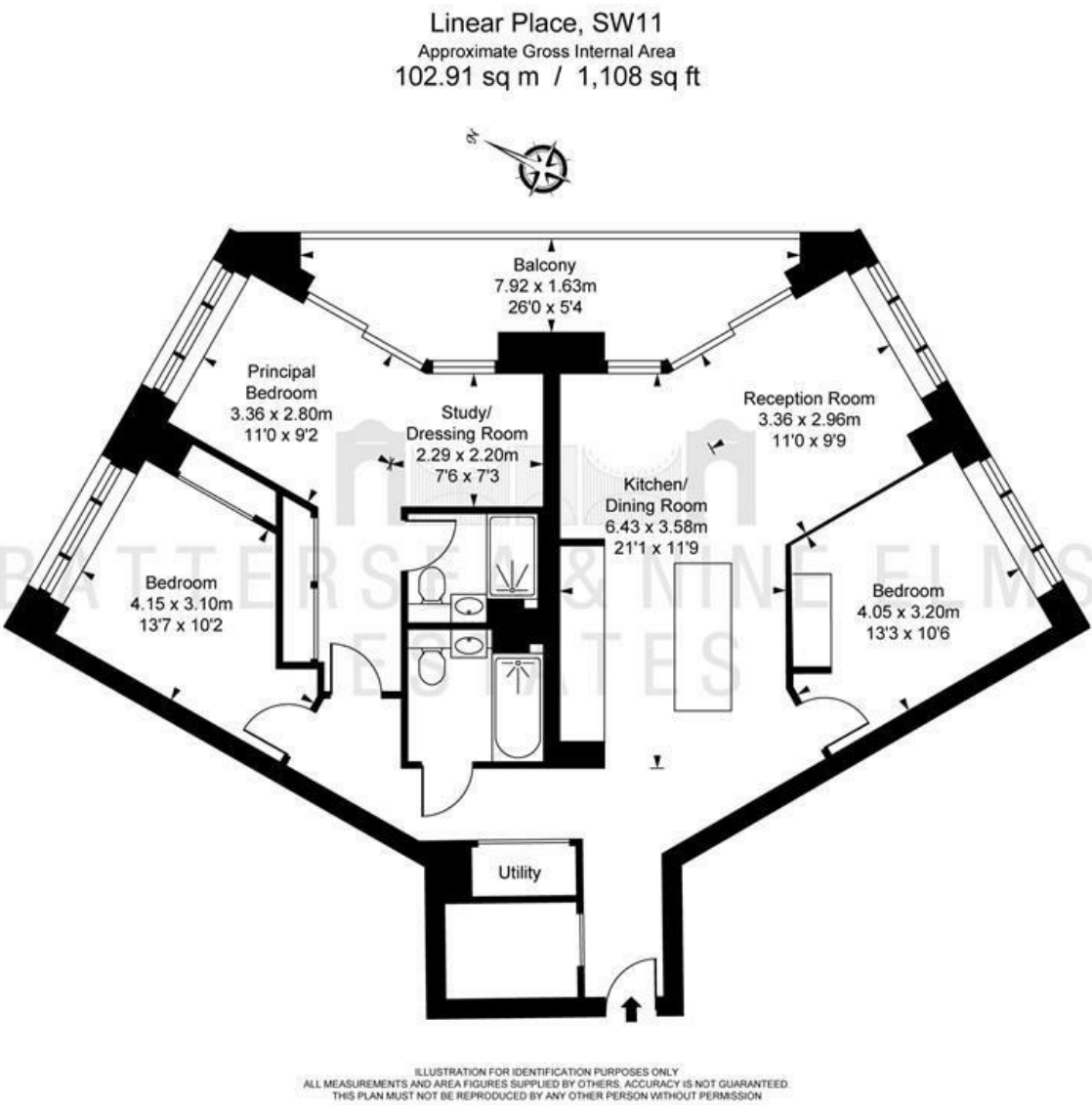


- Three bedrooms
- 24 hour concierge
- Cycle storage
- Two bathrooms (one ensuite)
- Resident's lobby
- Large balcony
- Resident's lounge with WiFi





Floor Plan



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	