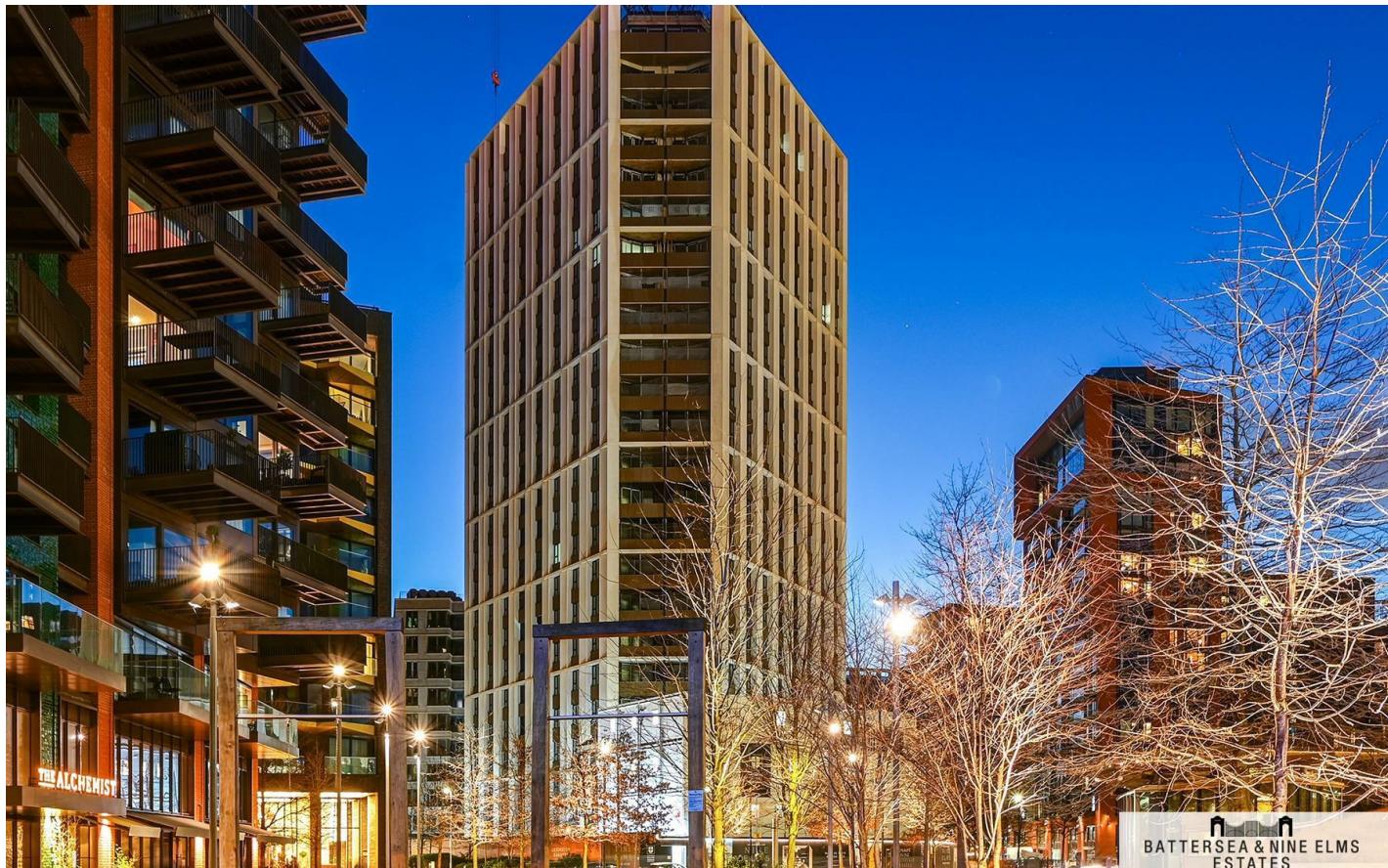




BATTERSEA & NINE ELMS ESTATES

Call our Sales Team on
+44 (0)207 720 6089



One Linear Place, Nine Elms

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

Offers Over £2,260,000

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

Ponton Road London



3



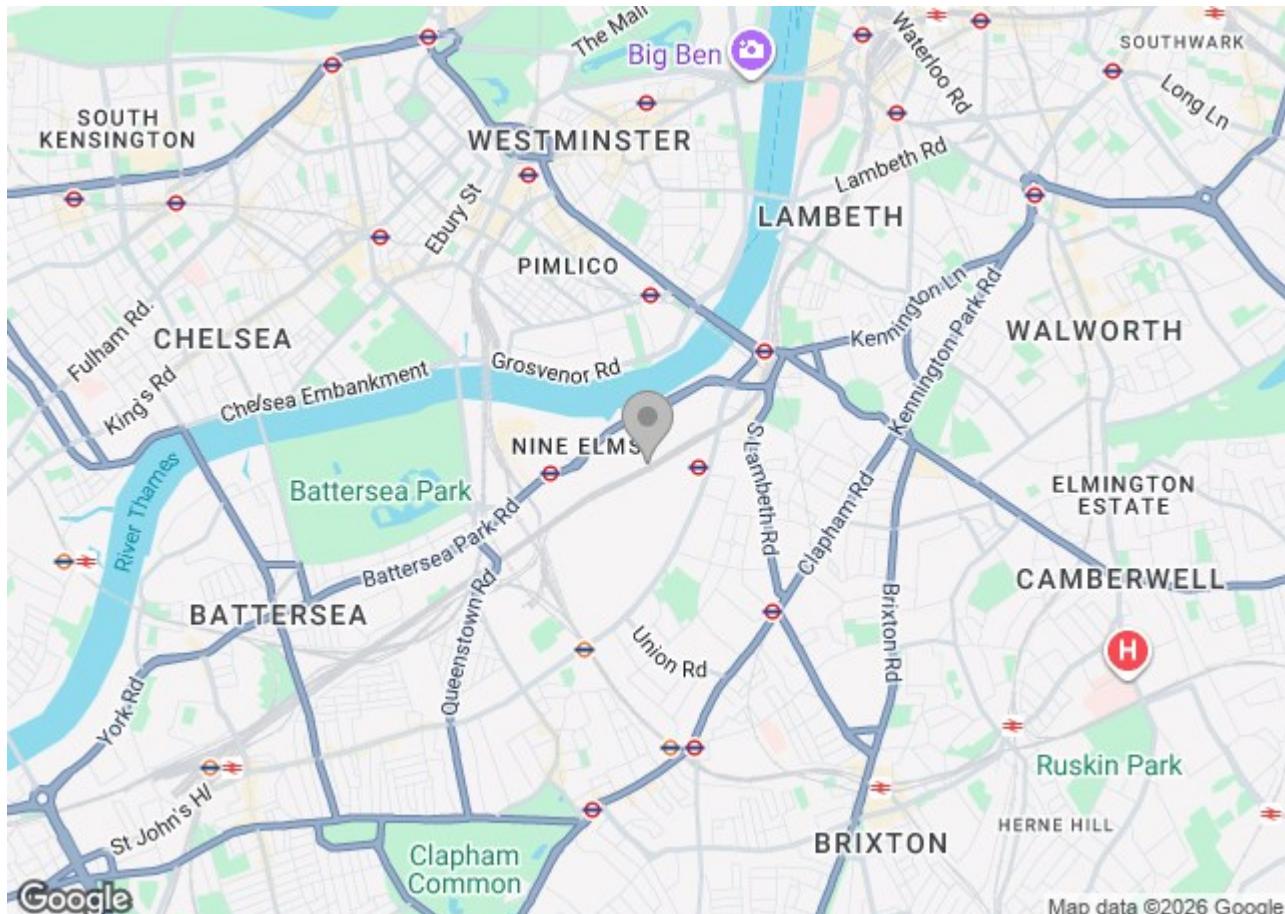
2



1



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





Floor Plan

Linear Place, SW11
Approximate Gross Internal Area
102.91 sq m / 1,108 sq ft

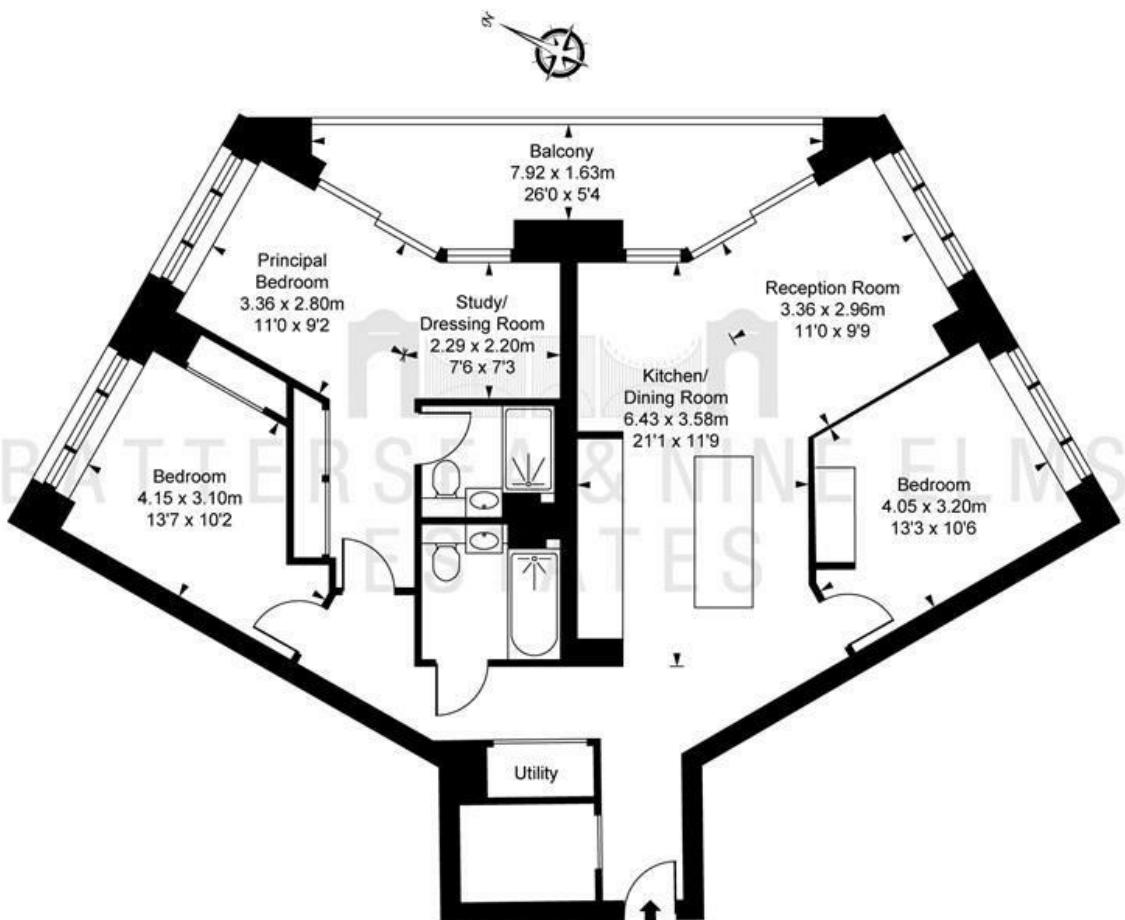


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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