

30 Ponton Road London

This bright and modern two-bedroom apartment is positioned on a high floor of Madeira Tower, part of the sought-after development, The Residence in Nine Elms.

Finished to a high standard, the apartment features oak wood flooring throughout, underfloor heating, and a fully fitted kitchen with high-specification appliances including a dishwasher and combination washer/dryer. The layout offers well-proportioned bedrooms and stylish, contemporary finishes throughout.

Residents of The Residence enjoy access to a range of excellent on-site amenities, including a fully equipped gym, yoga room, private media room, and meeting rooms. The development is ideally located close to Vauxhall, Battersea Park, and Nine Elms Underground Station, offering easy access across Central London.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £900 (1 weeks rent, subject to agreed offer)

£900 Per Week

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Communal | Internet: Fttp |

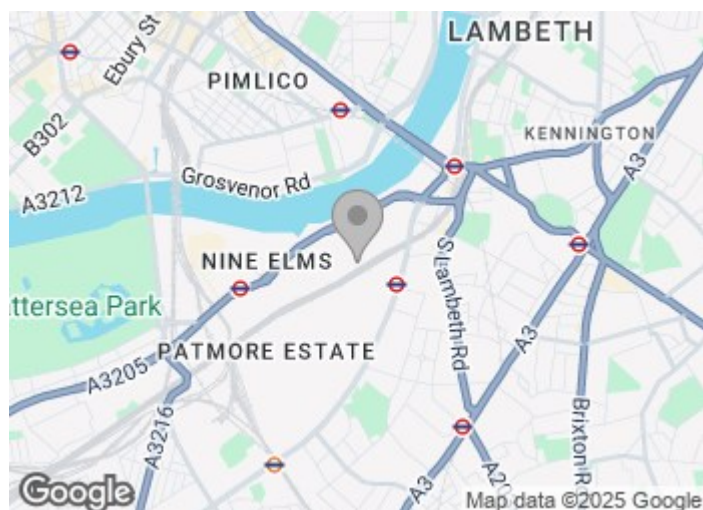
To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

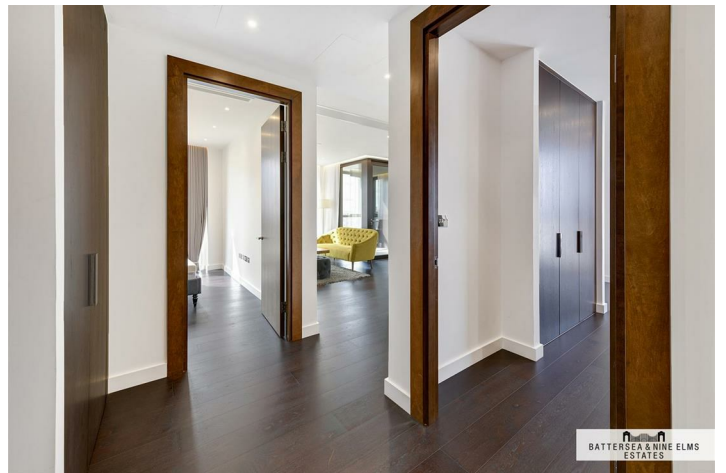
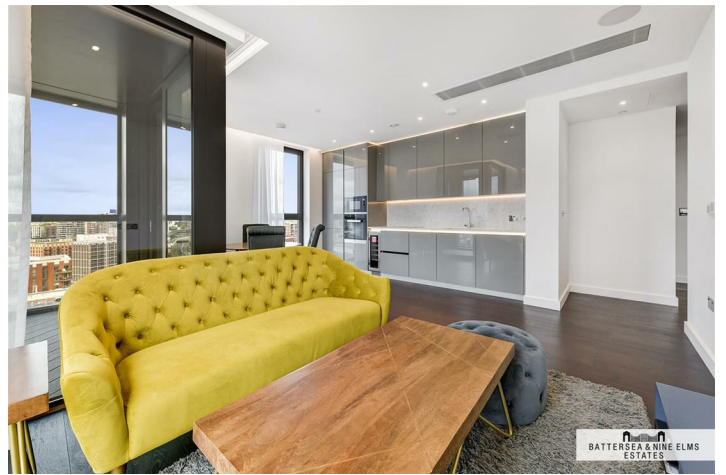
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- Two double bedrooms
- Two bathrooms (one en suite)
- Underfloor heating & comfort cooling
- 24-hour concierge
- Moments to Zone 1 transport links
- Residents' media suite
- Residents' gymnasium
- Winter garden



[Directions](#)



Madeira Tower,
The Residence,
Ponton Road, SW8
Approximate Gross Internal Area
70.90 sq m / 763 sq ft

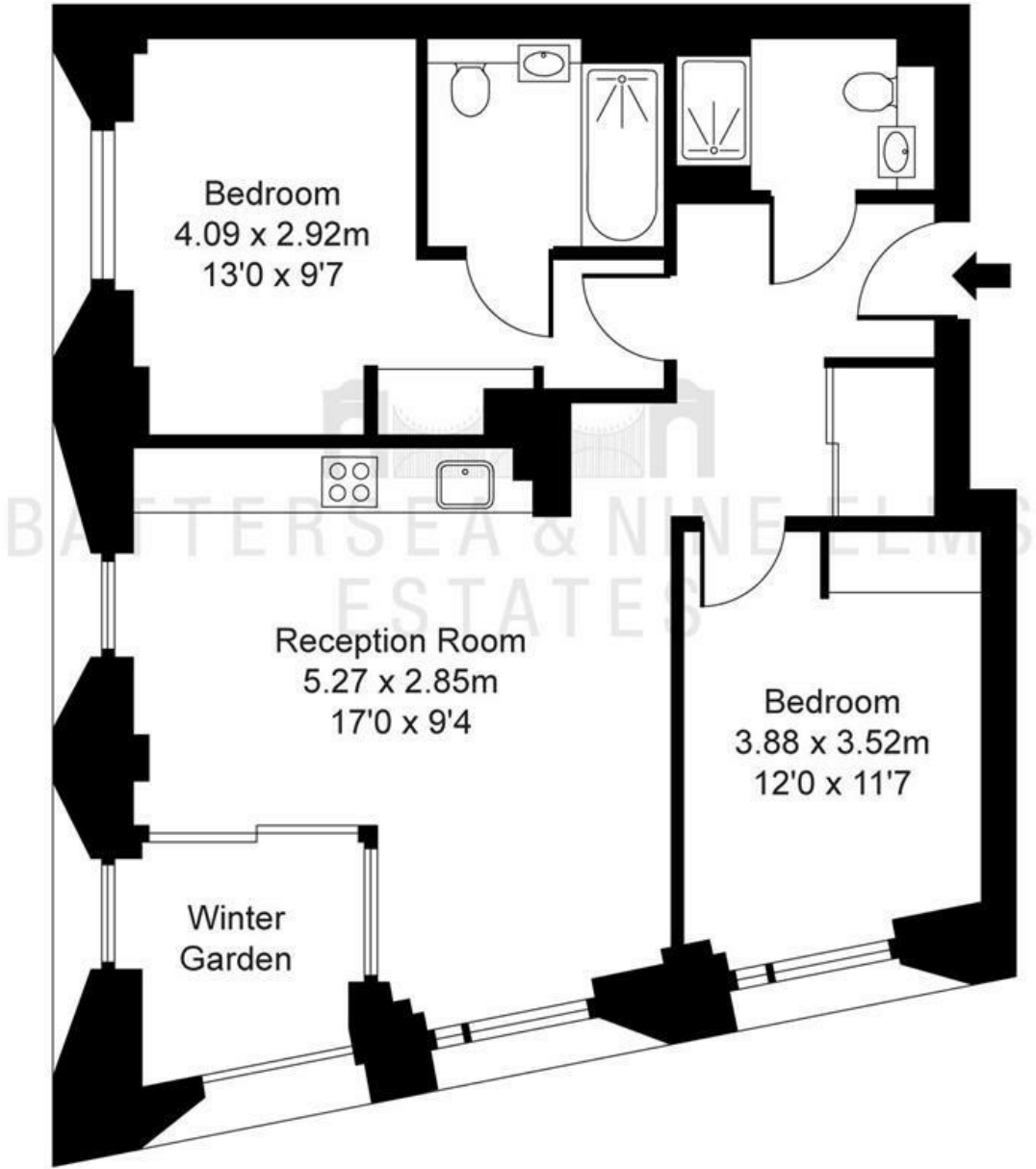


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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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	