



**BATTERSEA & NINE ELMS
ESTATES**

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



**BATTERSEA & NINE ELMS
ESTATES**



Linear Place London

£1,500 Per Week

Located in the brand new London Square development, this stylish three-bedroom, two-bathroom apartment offers modern city living at its finest. The spacious reception room is perfect for relaxing or entertaining, while all bedrooms provide comfortable and quiet retreats. The bathrooms are sleek, contemporary, and thoughtfully designed.

Residents enjoy access to a 24-hour concierge service and a residents' lounge.

Ideally situated in vibrant Nine Elms, the apartment is moments from excellent transport links, shops, restaurants, and cultural attractions, making it a prime spot for enjoying everything the city has to offer.

Council Tax Band: Wandsworth TBC

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,500 (1 weeks rent, subject to agreed offer)

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

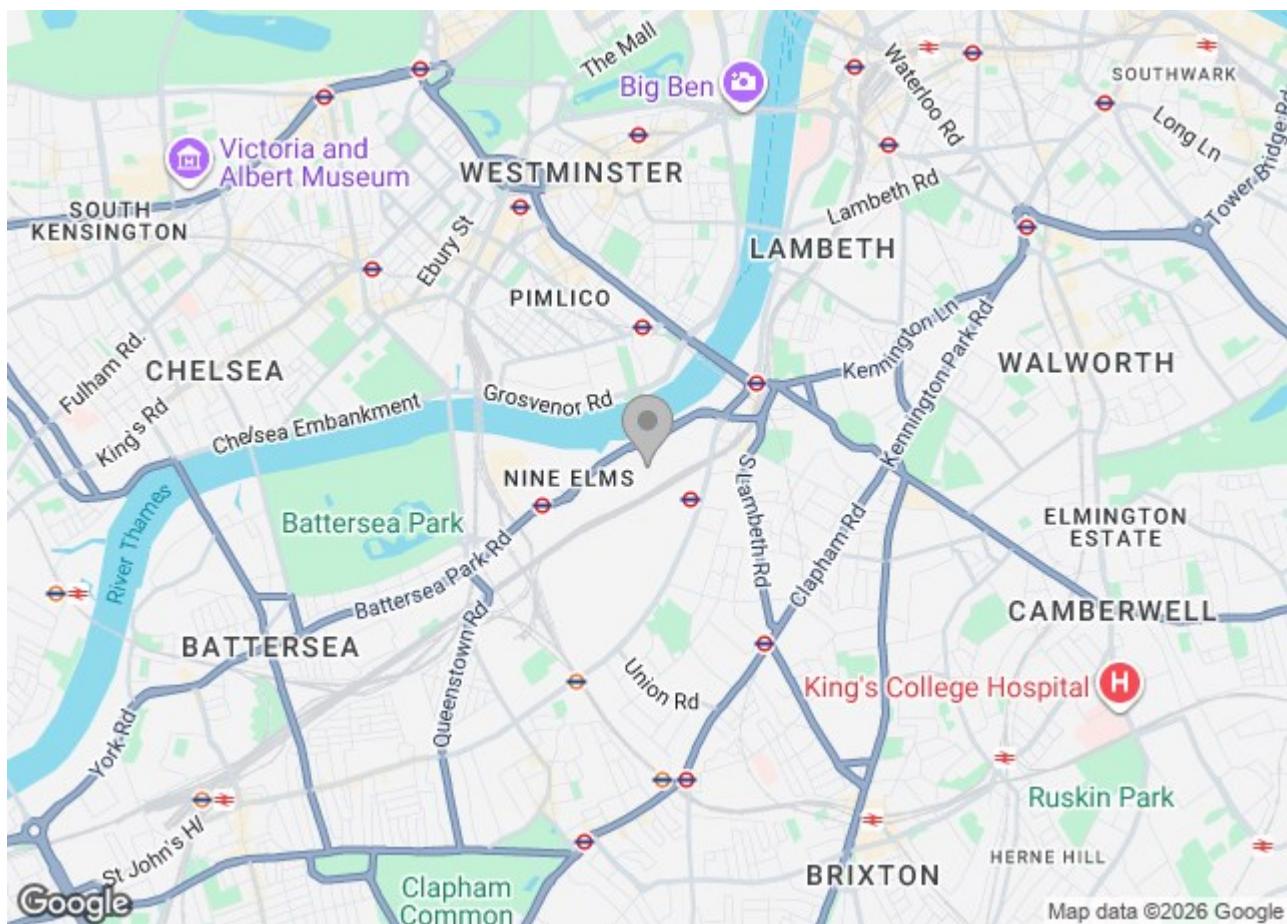
To check broadband and mobile phone coverage please visit Ofcom.

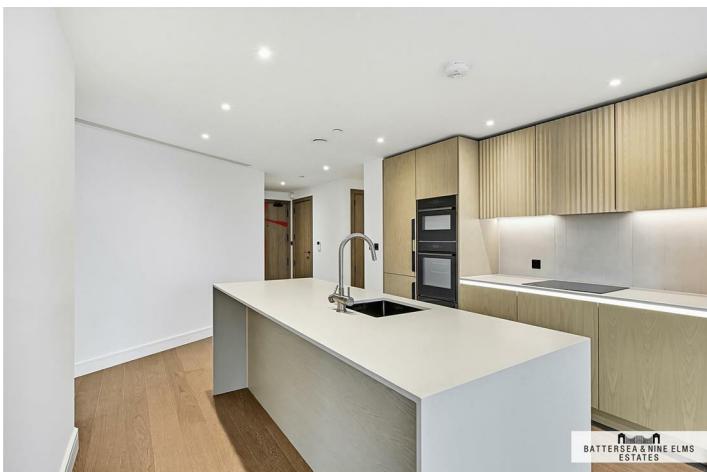
To check planning permission please visit Wandsworth Council Website Planning & Building Control

Linear Place London



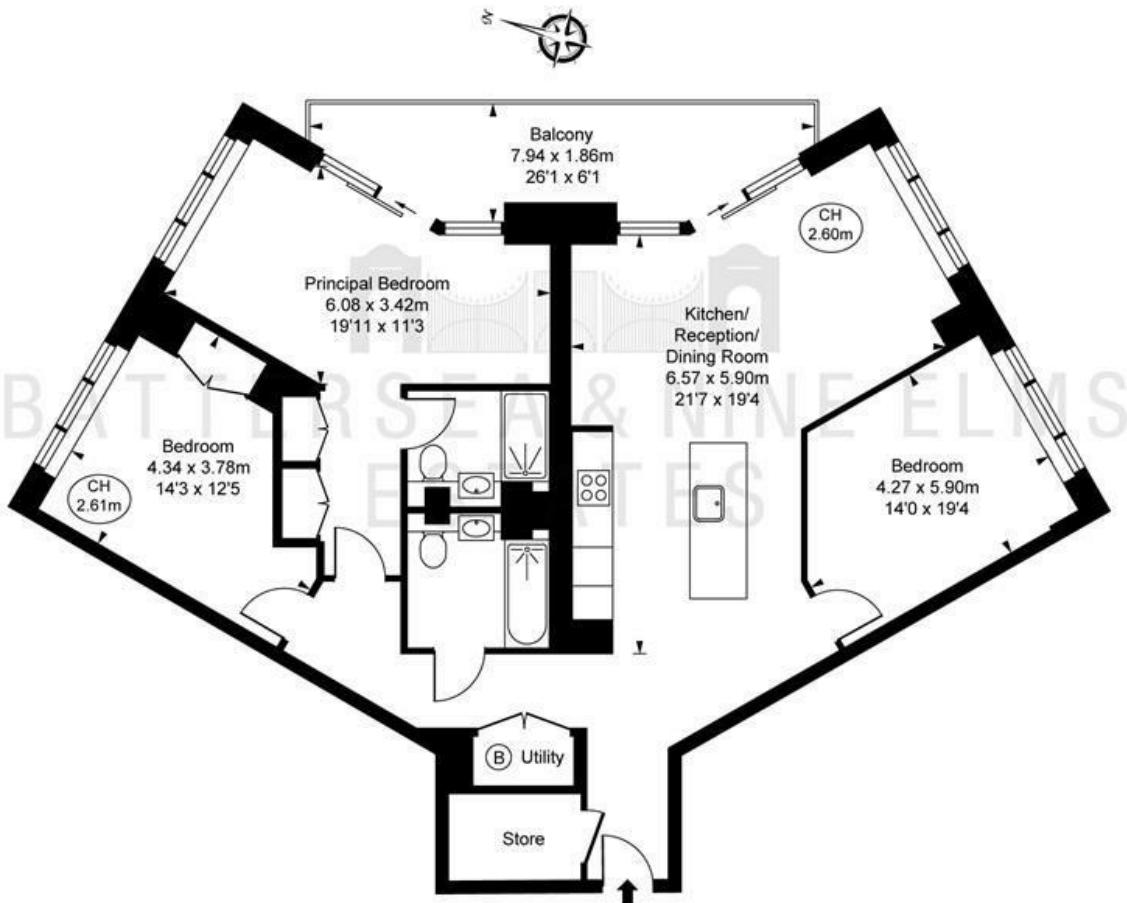
- Three Bedrooms
- Two bathrooms (one en-suite)
- Residents Lounge
- 24 hour concierge
- Cycle storage





Floor Plan

One Linear Place,
Ponton Road, SW11
Approximate Gross Internal Area
109.44 sq m / 1,178 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Furher Performance

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		88	88
(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		