



**BATTERSEA & NINE ELMS
ESTATES**

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



Ponton Road London

£875 Per Week

A bright and airy two bedroom, two bathroom apartment available to rent in the luxury development, The Residence. Furnished to the highest standard, the apartment features an open plan living and kitchen area with floor to ceiling windows and a private balcony overlooking the American Embassy. The property's features include fully integrated AEG appliances complete with washer/dryer, oven and microwave as well as underfloor heating throughout.

Residents can also enjoy the wonderful on site amenities including the gym, private cinema, yoga room and meeting room. Excellently located, the apartment is situated within the newly regenerated Nine Elms area with easy access to Vauxhall station and other zone one transport links.

Council Tax Band: Wandsworth F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £875 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP | Lift Access

To check broadband and mobile phone coverage please visit Ofcom.

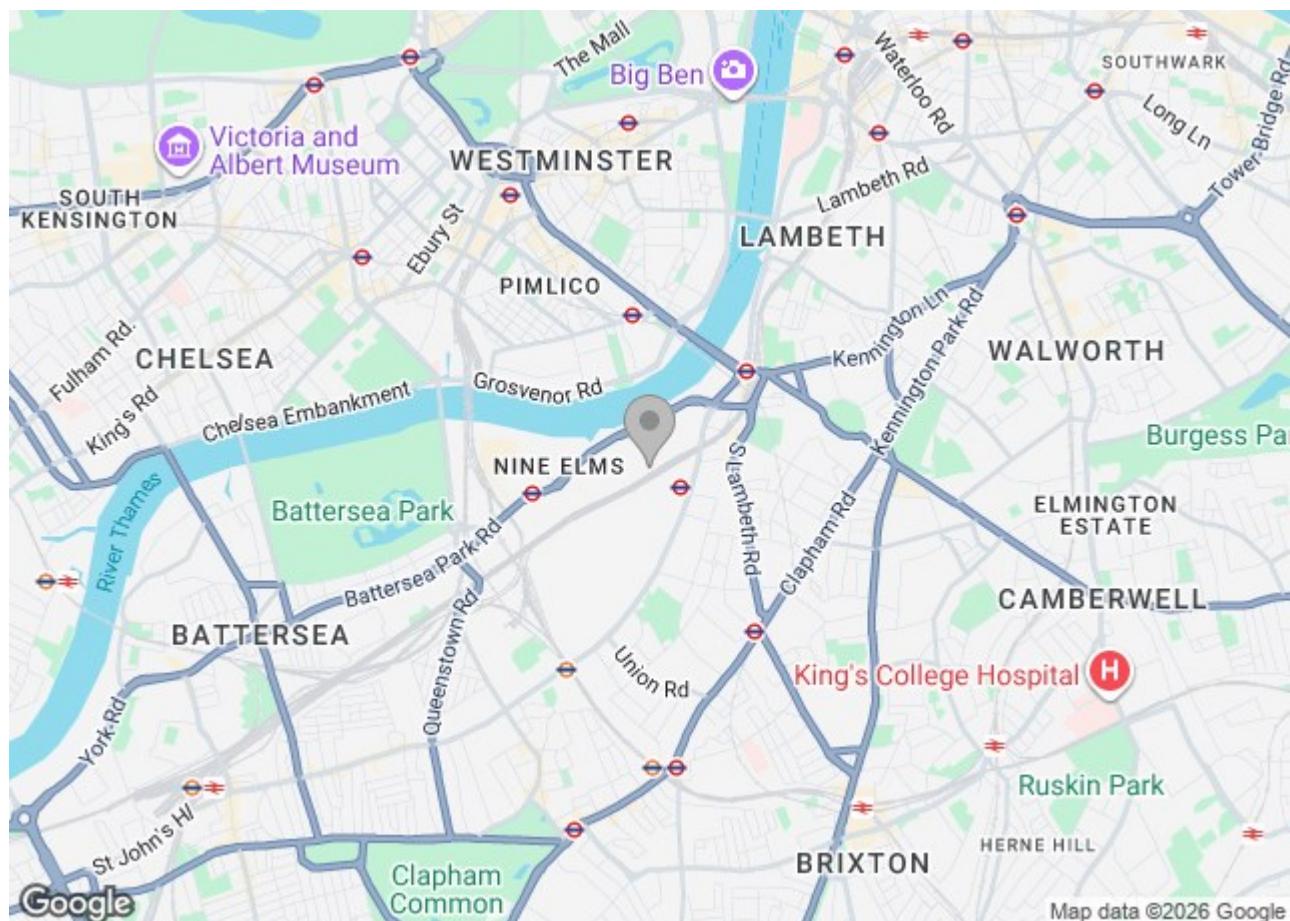
28 Ponton Road, London, SW11 7BA

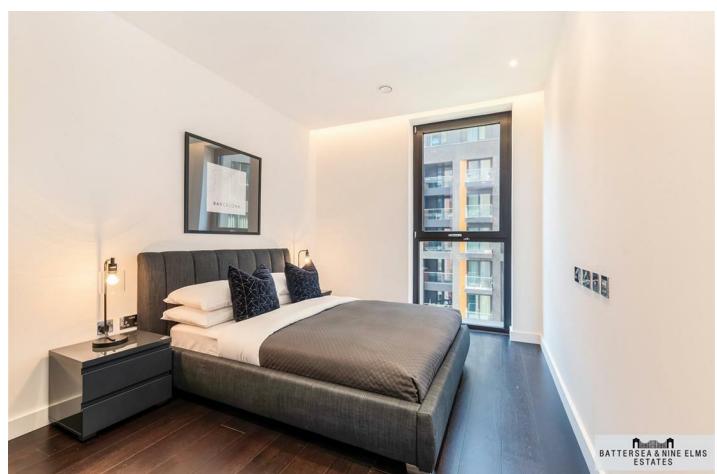
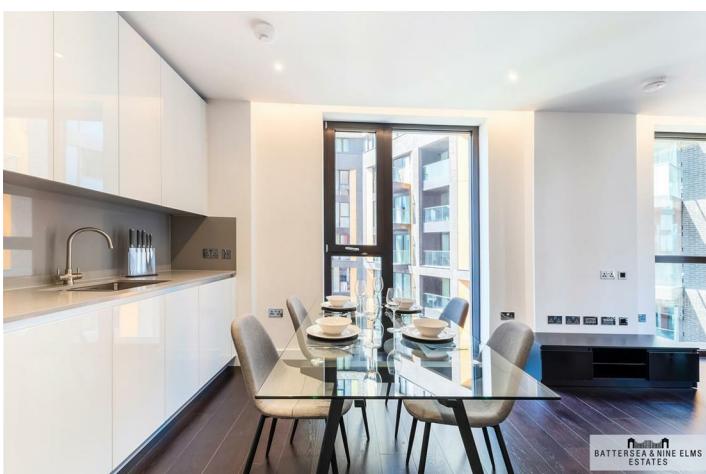
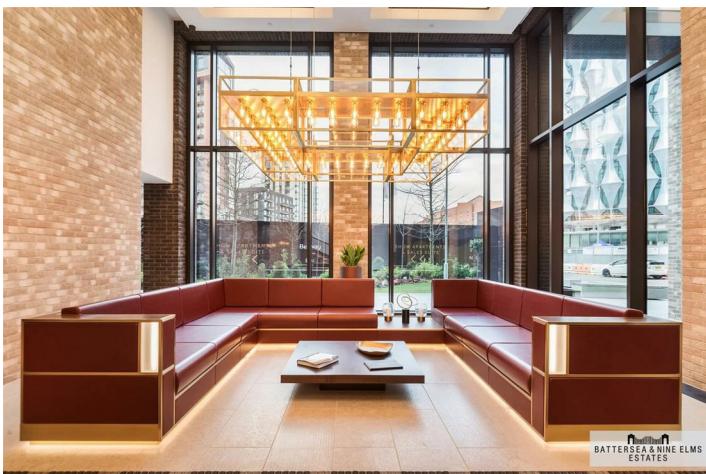
www.battersea9elms.co.uk

Ponton Road London



- Two bedroom
- Two bathroom
- Private cinema
- 24 Hour concierge
- Meeting room
- Underfloor heating
- Gym
- Excellent location





Madeira Tower,
The Residence, SW8
Approximate Gross Internal Area
80.30 sq m / 864 sq ft

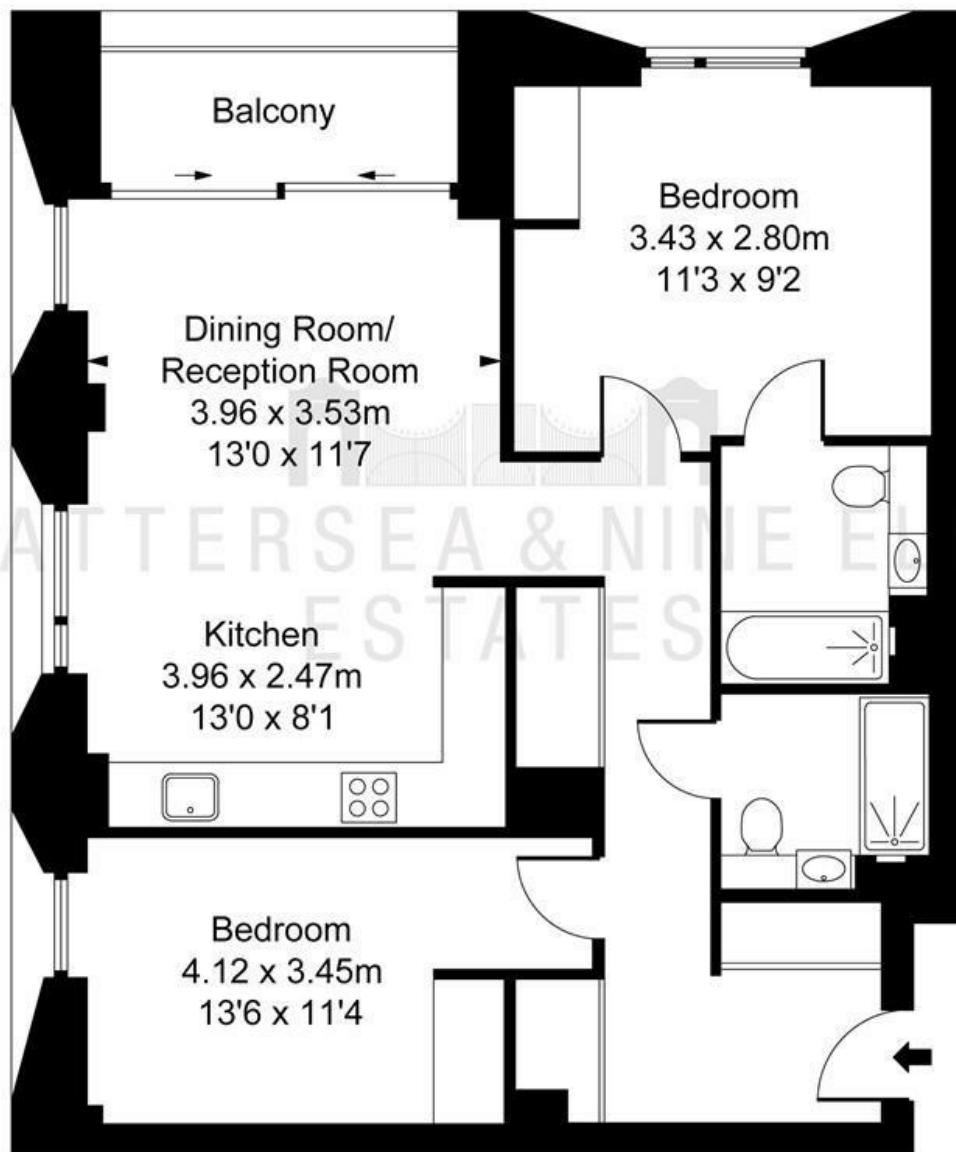


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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		87	87
(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	