



## One Linear Place, Nine Elms, SW11 7BA

**£3,250 Per Month**

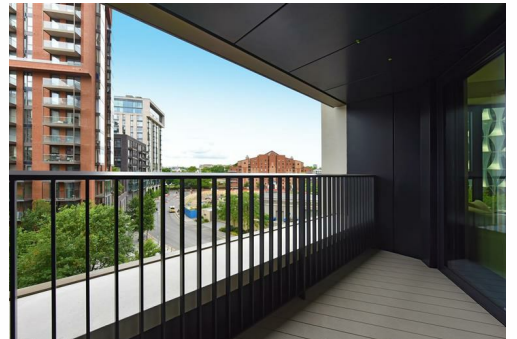


A brand new, fully furnished one bedroom apartment in One Linear Place, available for first-time occupation. The apartment benefits from a private balcony, wooden floors, underfloor heating, roof speakers, double glazed windows, a 24 hour concierge and a residents lounge.

Set within a newly completed development of stylish and well designed apartments, this home offers residents a peaceful setting tucked away from road and rail noise, yet benefits from iconic views of the American Embassy, River Thames, and the city skyline.

Perfectly positioned between Nine Elms, Battersea Power Station, and Vauxhall stations, the property provides excellent access to the London Underground and wider transport network.

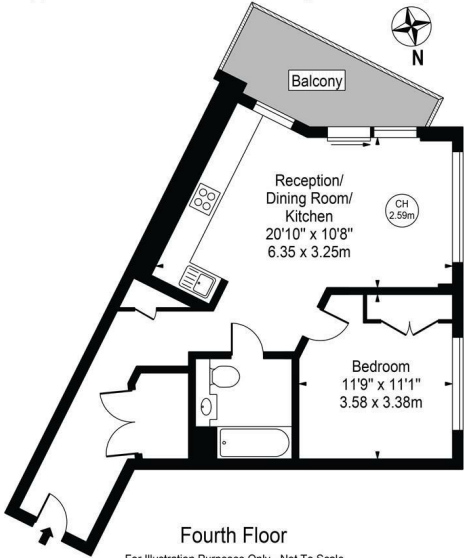
One Linear Place has been thoughtfully integrated into its surroundings, placing residents right at the heart of beautifully landscaped parkland. The development forms part of the 4.5 hectare linear park, a green ribbon of public outdoor spaces and gardens which runs through Nine Elms, from Battersea Power Station to Vauxhall Cross.



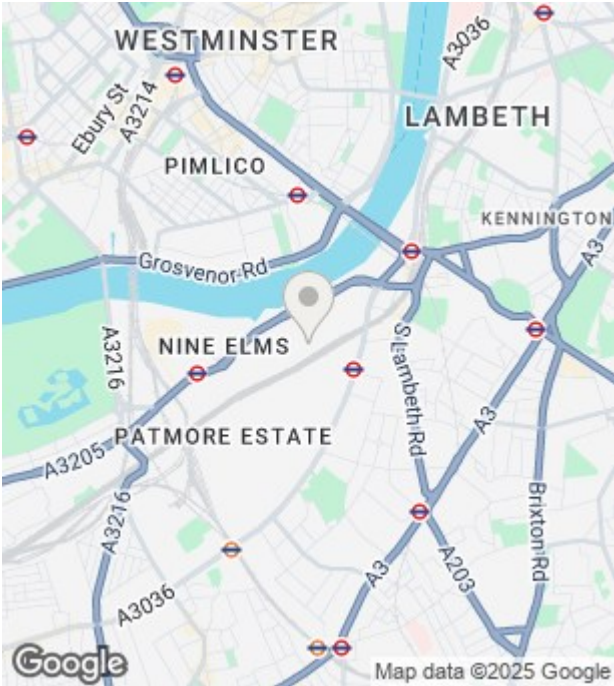
- Brand New Development
- Resident Lounge
- Fob & Entry System
- 334 Basement Cycles Spaces
- Part of the 4.5 Hectare Linear Park
- 24-Hour Concierge
- Comfort Cooling
- Underfloor Heating
- Ceiling Speakers to Living Room and Principal Bedroom
- Close to Nine Elms, Battersea Power Station and Vauxhall Stations



One Linear Place  
Approx. Gross Internal Area 541 Sq Ft - 50.26 Sq M



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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