



The Egerton, One Linear Place, Ponton Road, London, SW11 7BA

£1,015 Per Week

LINEAR PLACE, NINE ELMS BY LONDON SQUARE

COMPLETING MAY 25
FURNISHED

A 2 BED 2 BATH APARTMENT LOCATED WITHIN LONDON SQUARE'S LUXURY DEVELOPMENT IN THE HEART OF SW11
OPPOSITE THE AMERICAN EMBASSY AND ONLY 5 MINUTES WALK TO NINE ELMS STATION

*Images used are of the 2 bedroom show apartment

- COMPLETING IN MAY
- FURNISHED
- 24 HOUR CONCIERGE, RES LOUNGE
- WALK TO THE RIVER, SUPERMARKETS & MANY MORE AMENITIES NEARBY
- ONE LINEAR PLACE NINE ELMS BY LONDON SQUARE
- 5 MINS WALK TO NINE ELMS STATION
- COMFORT COOLING AND UNDERFLOOR HEATING
- A 2 BEDROOM 2 BATHROOM APARTMENT
- 12 MINS WALK TO VAUXHALL STATION & 13 MINS TO BATTERSEA POWER STATION
- HIGH SPECIFICATION THROUGHOUT APARTMENT & COMMON AREAS

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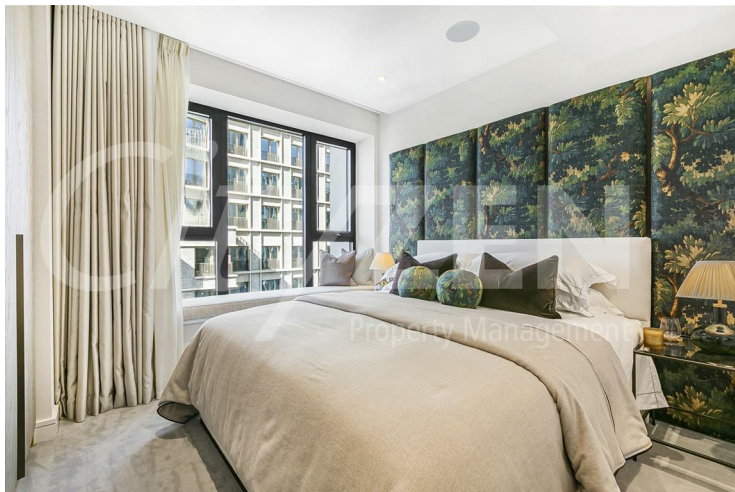
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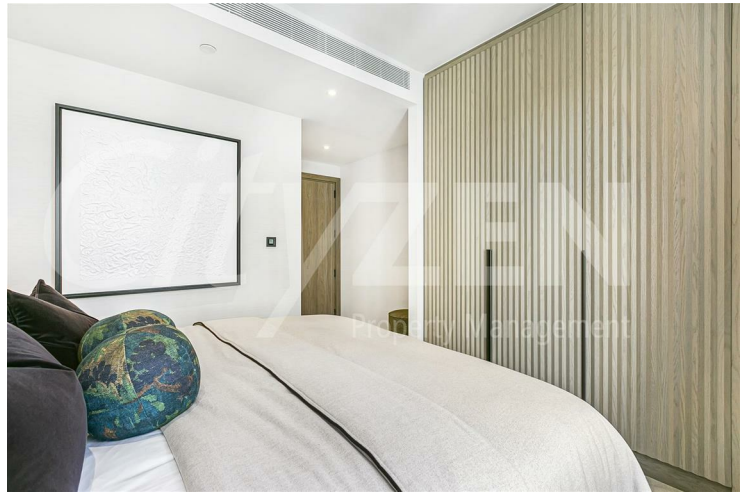
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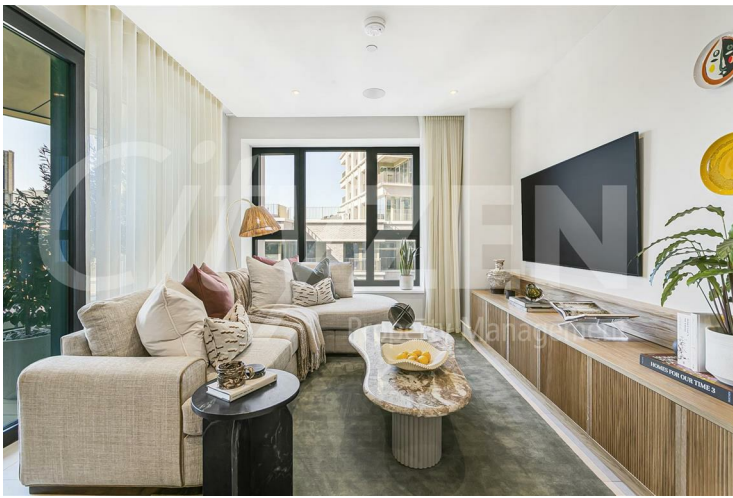
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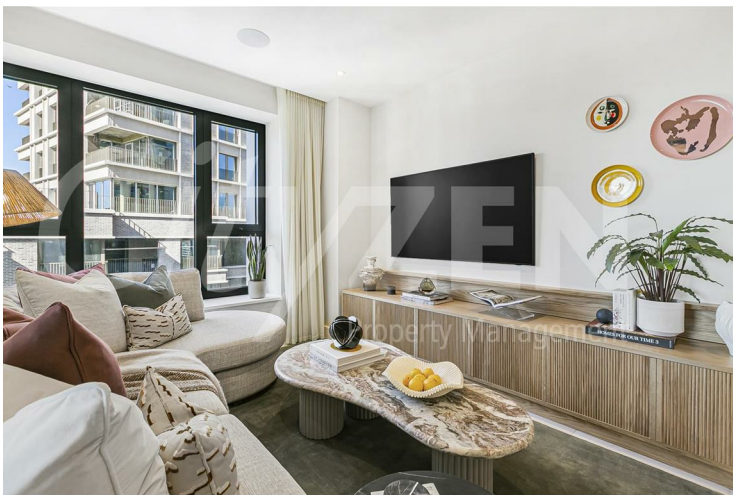
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ONE LINEAR PLACE



VIEW FROM SHOW FLAT



ONE LINEAR PLACE



SHOW FLAT



SHOW FLAT



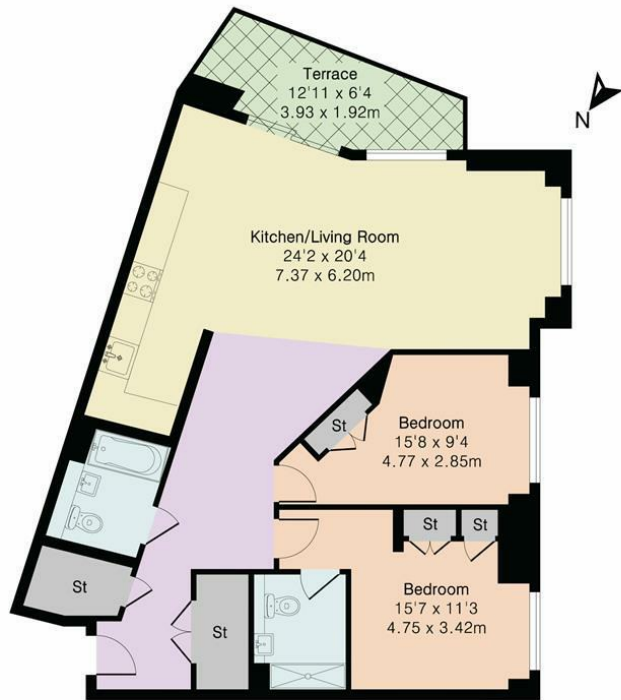
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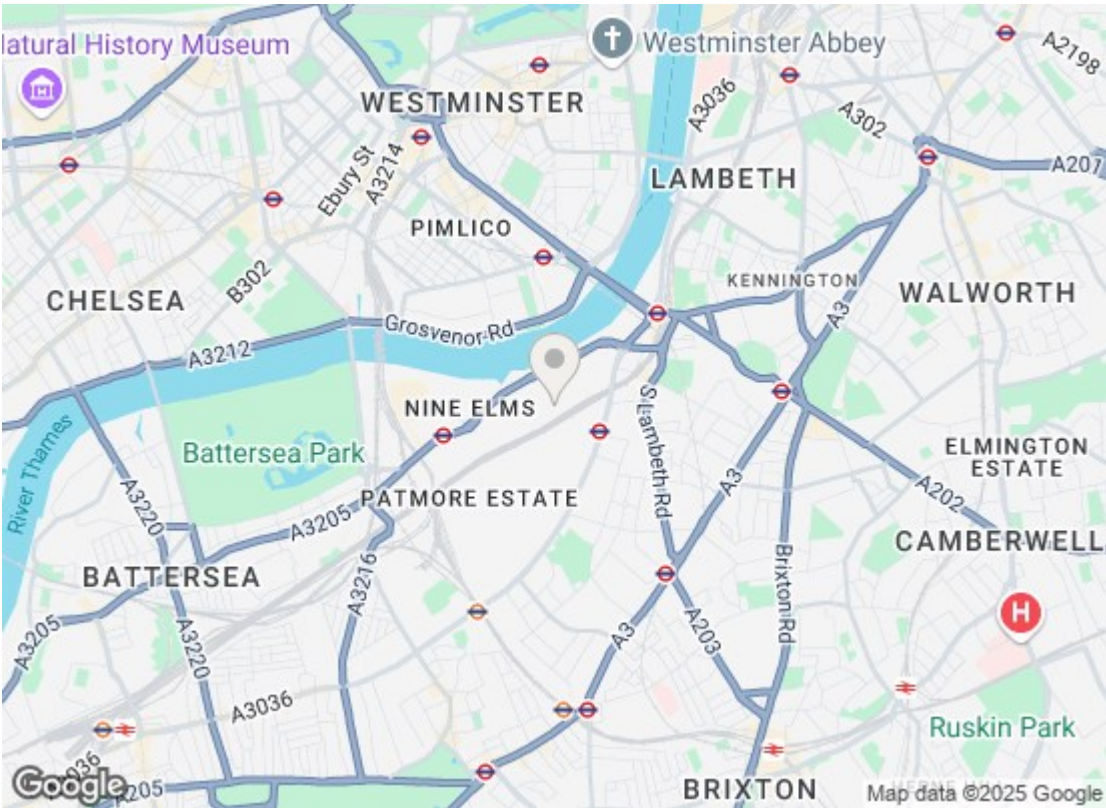
Approximate Gross Internal Area 940 sq ft - 87 sq m



Tenth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.