



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

**£738 Per Week**

LINEAR PLACE, NINE ELMS BY LONDON SQUARE

COMPLETING JULY 25  
UNFURNISHED

A SPACIOUS ONE BEDROOM 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 JULY
- UNFURNISHED
- 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 ONE BEDROOM APARTMENT
- 12 MINS WALK TO VAUXHALL STATION & 13 MINS TO BATTERSEA POWER STATION
- HIGH SPECIFICATION THROUGHOUT APARTMENT & COMMON AREAS



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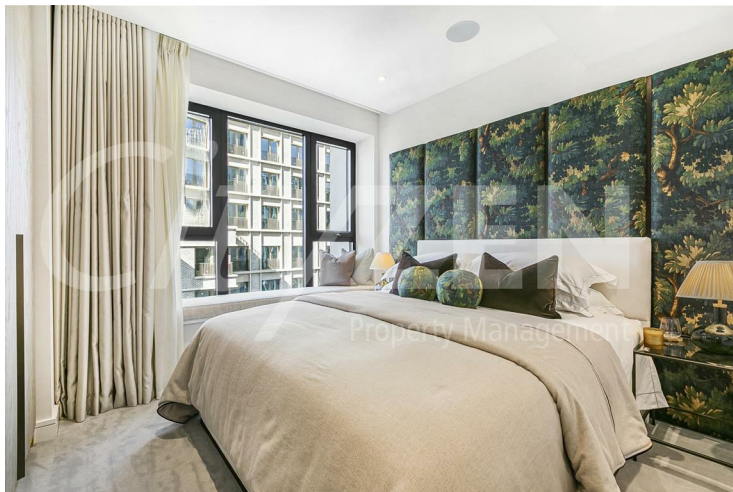
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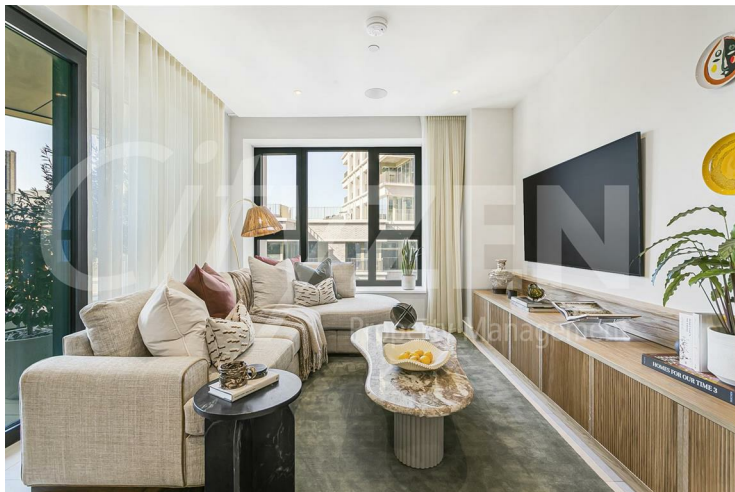
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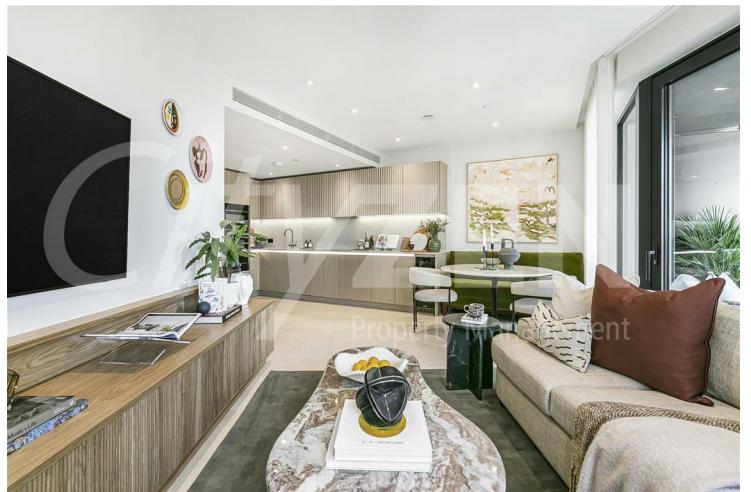
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ONE LINEAR PLACE



VIEW FROM SHOW FLAT



ONE LINEAR PLACE



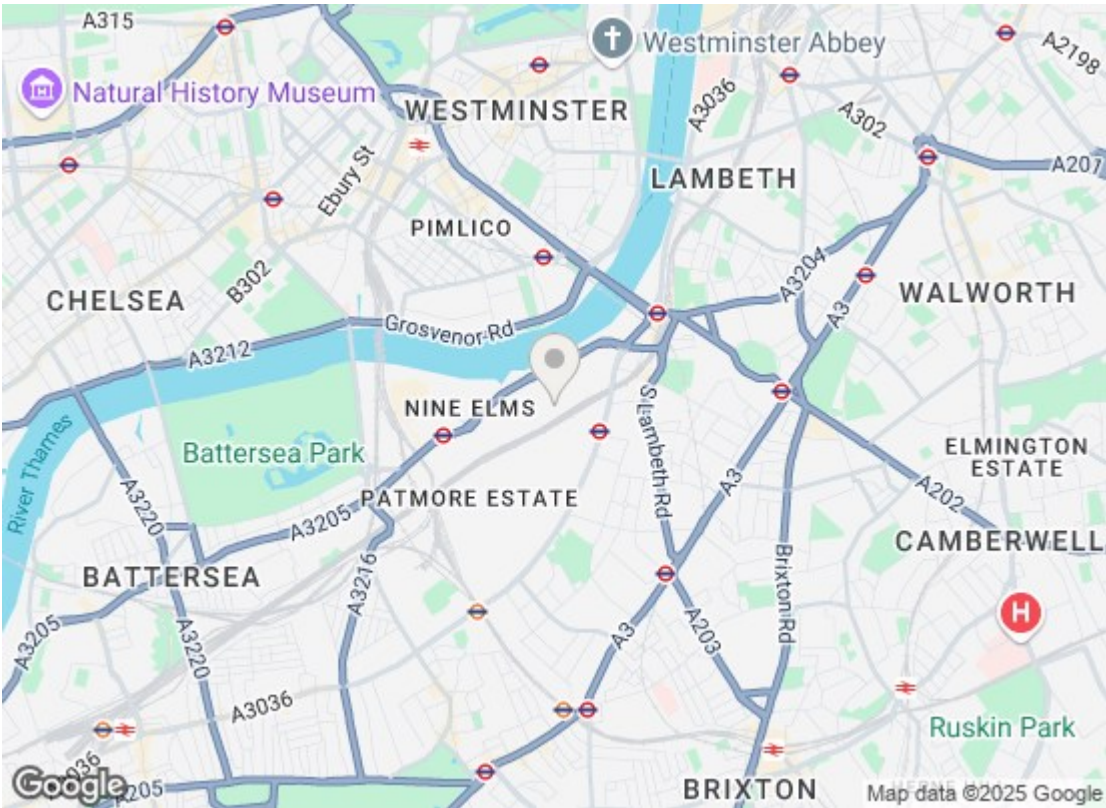
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

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.