



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

**£1,035 Per Week**

LINEAR PLACE, NINE ELMS BY LONDON SQUARE

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

This 5th floor apartment is set over 815 square feet and enjoys a spacious balcony accessed from both the reception room and the second bedroom. Features include comfort cooling, under floor heating and beautiful appointed bathrooms and fitted kitchen.

SECURE PARKING SPACE AVAILABLE WITH THIS APARTMENT\*

\*parking negotiated at additional cost

- ONE LINEAR PLACE NINE ELMS BY LONDON SQUARE
- 12 MINS WALK TO VAUXHALL STATION & 13 MINS TO BATTERSEA POWER STATION
- HIGH SPECIFICATION THROUGHOUT APARTMENT & COMMON AREAS
- PARKING SPACE AVAILABLE
- A 2 BEDROOM 2 BATHROOM APARTMENT
- 5 MINS WALK TO NINE ELMS STATION
- WALK TO THE RIVER, SUPERMARKETS & MANY MORE AMENITIES NEARBY
- COMFORT COOLING
- 24 HOUR CONCIERGE, RES LOUNGE
- ZONE 1



## One Linear Place, Ponton Road, London, SW11 7BA



BEDROOM



SHOWER ROOM



BEDROOM



SHOWER ROOM



BEDROOM



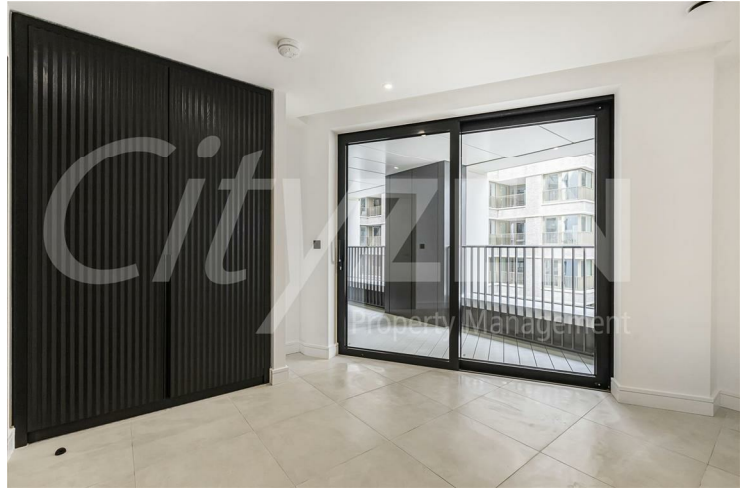
ONE LINEAR PLACE



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ONE LINEAR PLACE



BEDROOM



ONE LINEAR PLACE



BEDROOM



BEDROOM



BATHROOM





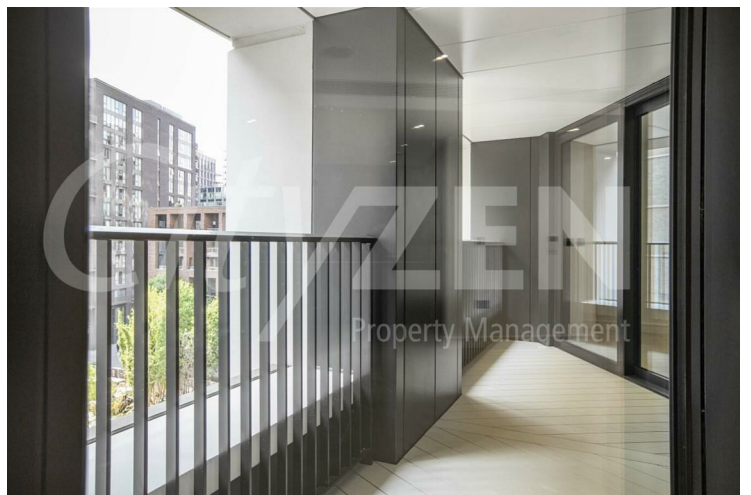
**BATHROOM**



**KITCHEN**



**HALLWAY**



**BALCONY**



**KITCHEN**



**RECEPTION**

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RECEPTION



ONE LINEAR PLACE



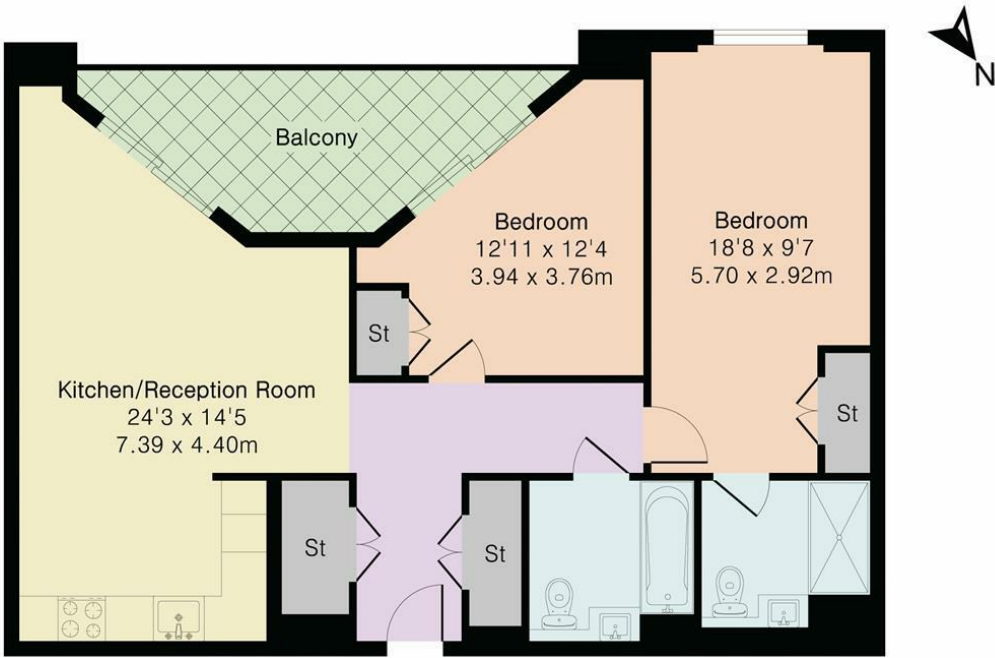
RECEPTION



RECEPTION



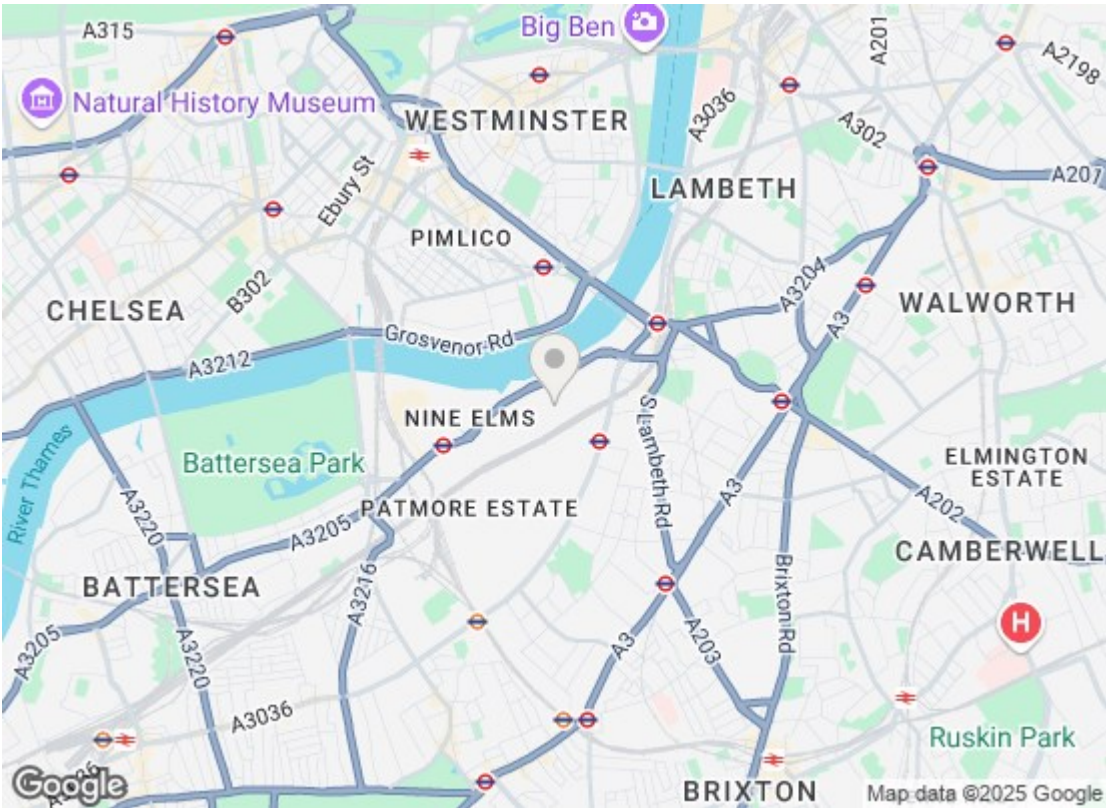
Approximate Gross Internal Area 819 sq ft - 76 sq m



Fifth 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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.