



www.ultraestates.co.uk

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ULTRA ESTATES

Sales, Lettings, Management

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**37 THORNES HOUSE, 40-42 PONTON ROAD, THE RESIDENCE,
LONDON, SW11**

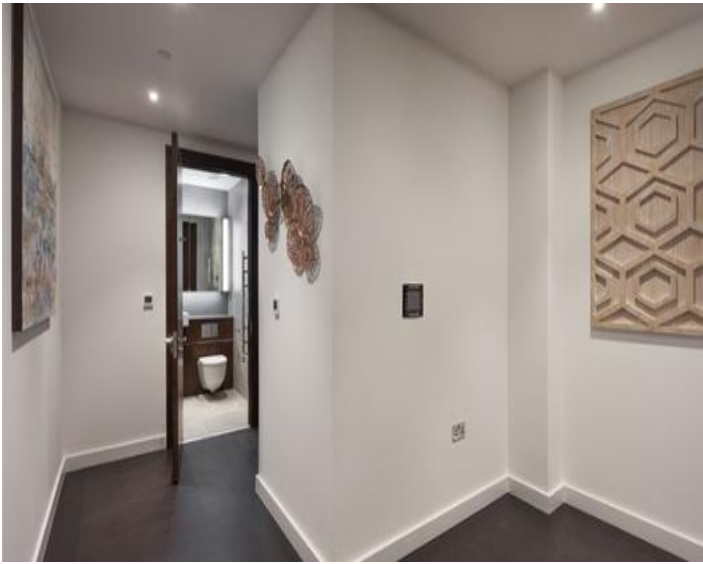
£1,125 pw / £4,875 pm Subject To



An impressive interior designed 1,123 Sq Ft three double-bedroom, two-bathroom apartment located in Thornes House forming part of The Residence Collection in Nine Elms on London's iconic South Bank. This luxury apartment is situated on the 7th floor of this prestigious building which features a 24-hour manned concierge along with a dedicated building manager, lift service, gym, media room, board room and secure underground parking. The apartment comprises a spacious reception room complete with Samsung Smart TV's with Bose sound bars incorporating a built in Amazon Alexa to control the apartments lighting, TV and heating systems along with a private balcony. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows providing far reaching views across London. The apartment offers a master bedroom suite with walk-in wardrobes, an en-suite bathroom featuring a custom designed mirrored unit with integrated demisting features as well as a private balcony from the bedroom. The apartment benefits from two further double-bedrooms and a family shower room. The apartment also benefits from ample storage space. Thornes House is ideally positioned between two new Northern Line underground stations (set to open in 2020), adding to the extensive transport links including tree lined footpaths, dedicated cycle lanes, Clipper river service, local buses and the Pimlico bridge providing direct access into the neighbouring Royal Boroughs of Kensington and Chelsea.

**3 Bedrooms : En Suite Bathrooms : Shower Rooms : Reception Room : Kitchen : 2 Balconies : Lift : Gym :
24 Hour Concierge : Parking : EPC Rating B**

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





SEVENTH FLOOR

Fees and Charges

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

Energy Efficiency Rating

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

Current

Potential

88

88