



**8 Carnation Way, Thames City, SW8 5FT**  
**£4,200 PCM**

**coopers**  
OF LONDON EST. 1986

## 8 Carnation Way, Thames City, SW8

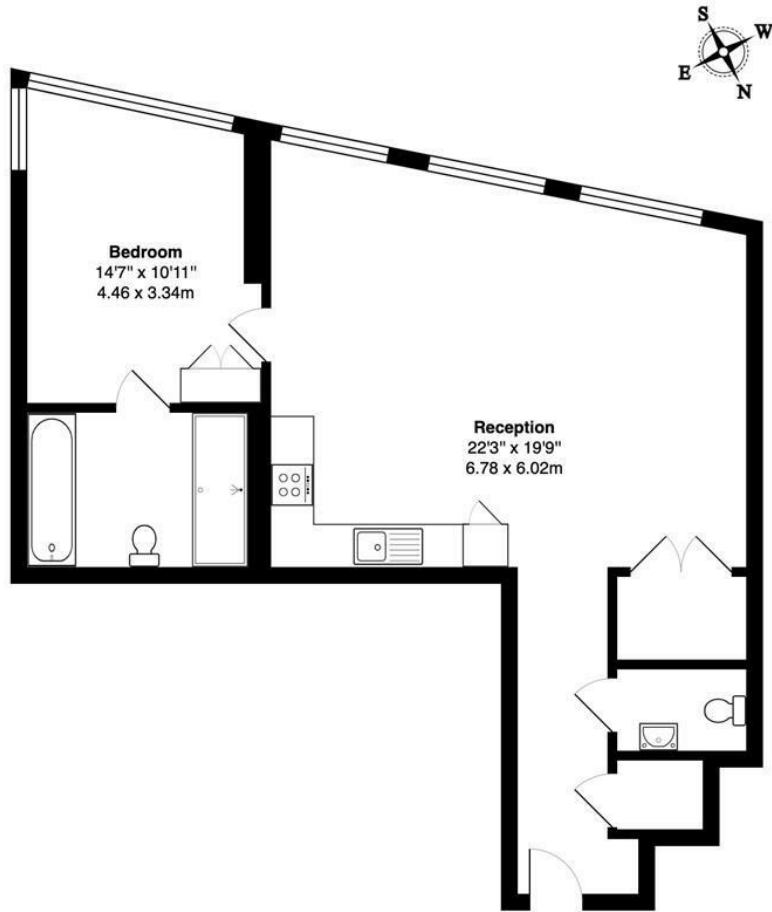
- 24hr Concierge
- 28th Floor
- Gym
- Swimming Pool
- Kids Club
- Close to tube
- Library
- Spa/Sauna

One bedroom apartment on the 28th floor of the prestigious Thames City development in Nine Elms. The property comprises; entrance hallway with ample storage space, open-plan kitchen/reception with floor to ceiling windows, double bedroom with luxury en-suite bathroom (bath + walk-in shower) and separate WC. The Thames City development benefits from 24hr concierge, high quality gym, kids club and London's largest private swimming pool.

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Total Gross Area: 777 ft<sup>2</sup> ... 72.2 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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