



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



Madeira Tower, The Residence

Asking Price £825,000

A wonderful two bedroom, two bathroom apartment situated in the popular Residence development, located within the Nine Elms regeneration area with beneficial links to transport including Battersea, Vauxhall and Nine Elms Station.

Featuring an open plan kitchen and living space, the apartment includes AEG fully integrated appliances, such as a washer/dryer, oven and microwave, as well as underfloor heating throughout. The apartment also benefits from a winter garden with floor to ceiling windows.

Residents will also benefit from the fantastic on site amenities including the gym, yoga room, private cinema and meeting rooms, as well as a communal outdoor area.

Approximately 991 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: F Wandsworth

Electricity supply – Mains | Heating - Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Parking No | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

30 Ponton Road London



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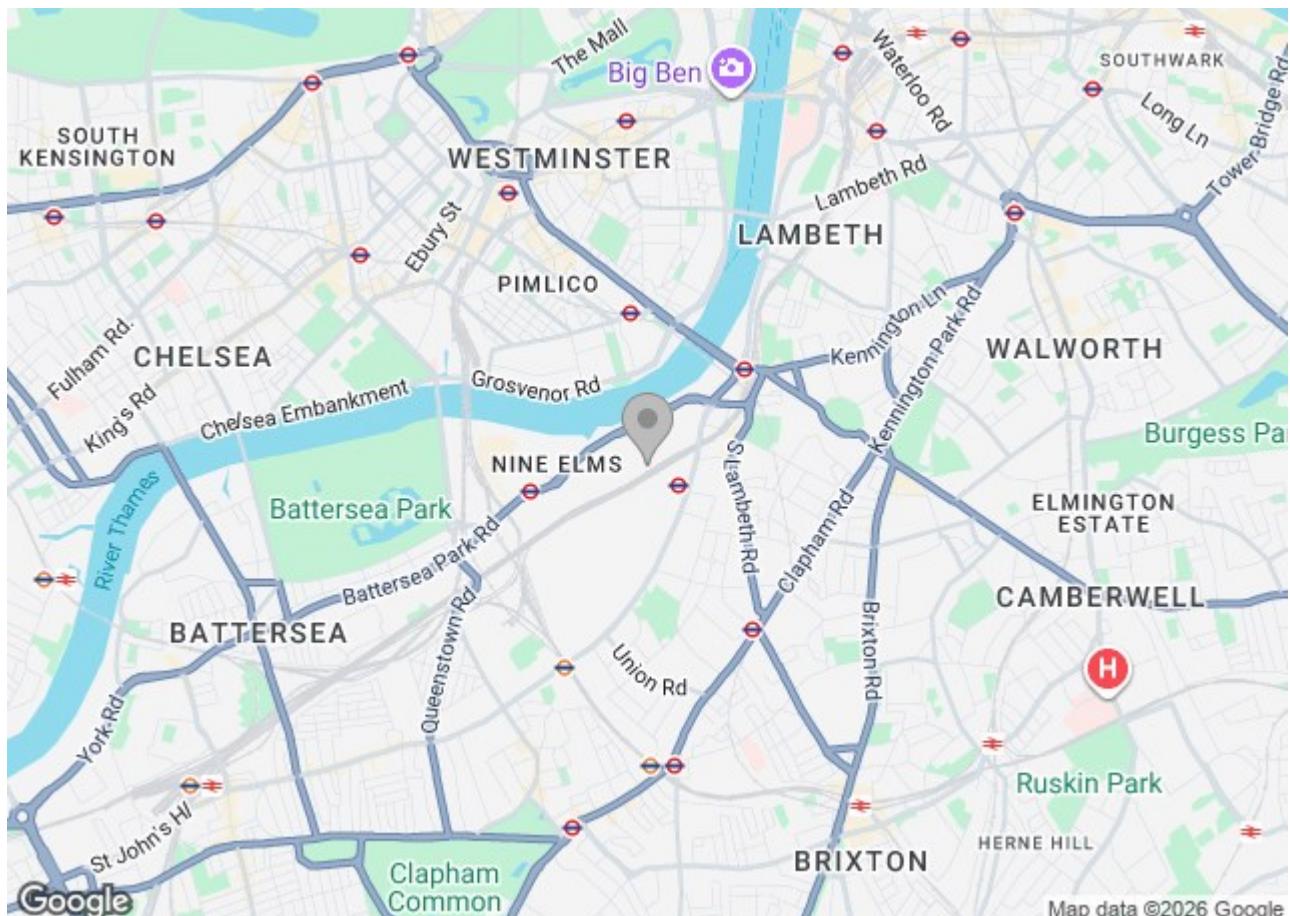


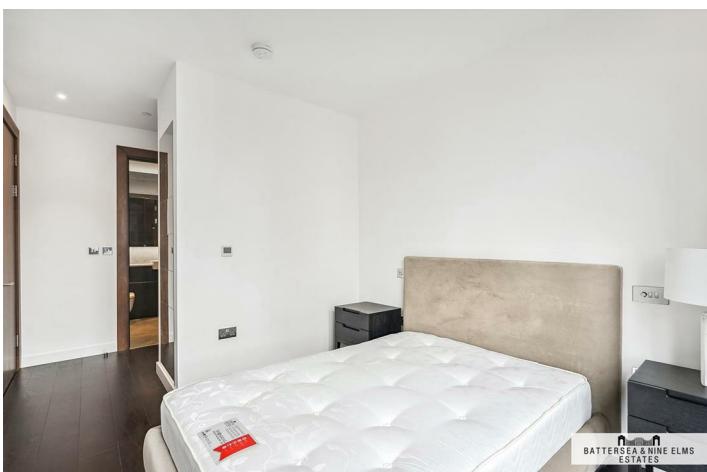
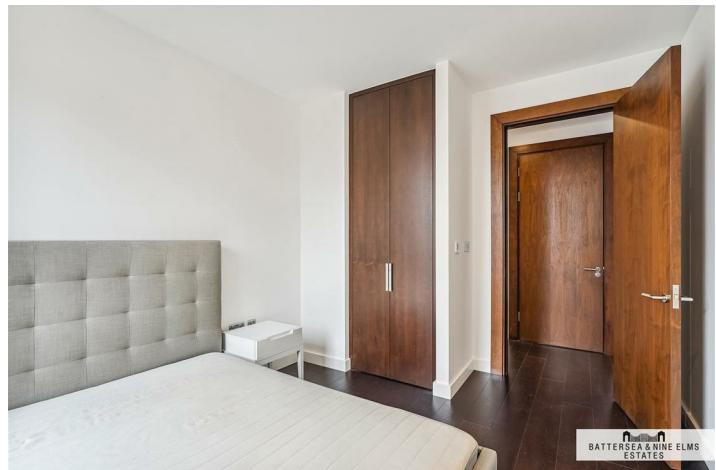
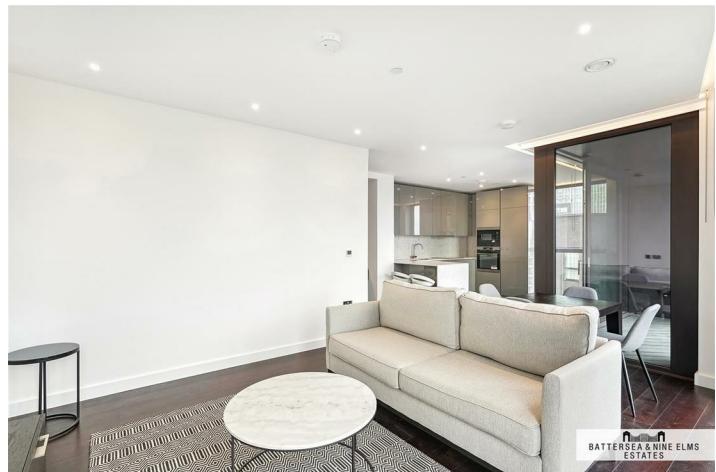
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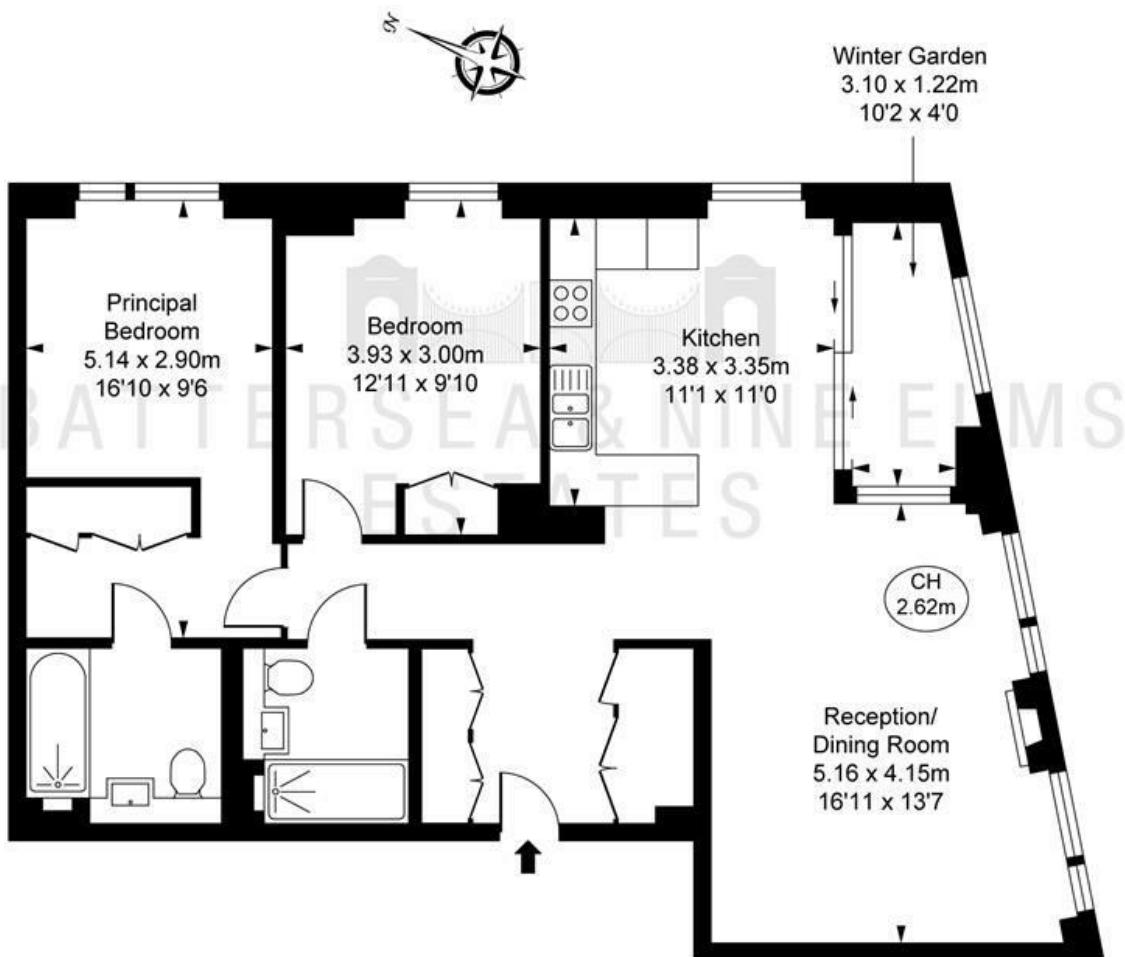
- Two bedrooms
- Residents gym
- Two bathrooms (one en suite)
- Underfloor heating
- 24 Hour concierge





Floor Plan

Madeira Tower
Ponton Road, SW11
 Approximate Gross Internal Area
87.74 sq m / 944 sq ft
 (Including Winter Garden)
 (Winter Garden Area 3.93 sq m / 42 sq ft)
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Pulham Performance

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		87	87
(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		