



## One Linear Place London

**£750 Per Week**

Located in the brand new One Linear Place development, this stylish one-bedroom, one-bathroom apartment offers modern city living at its finest. The spacious reception room is ideal for relaxing or entertaining, while the generously sized bedroom provides a peaceful retreat. The bathroom is sleek and contemporary.

Residents also benefit from a 24 hour concierge service and a residents' lounge.

Perfectly positioned in vibrant Nine Elms, the apartment is close to excellent transport links, shops, restaurants, and cultural attractions—making it an ideal base for city life.

\*Photos of a similar property\*

Council Tax Band: Wandsworth E  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £750 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: Ftp

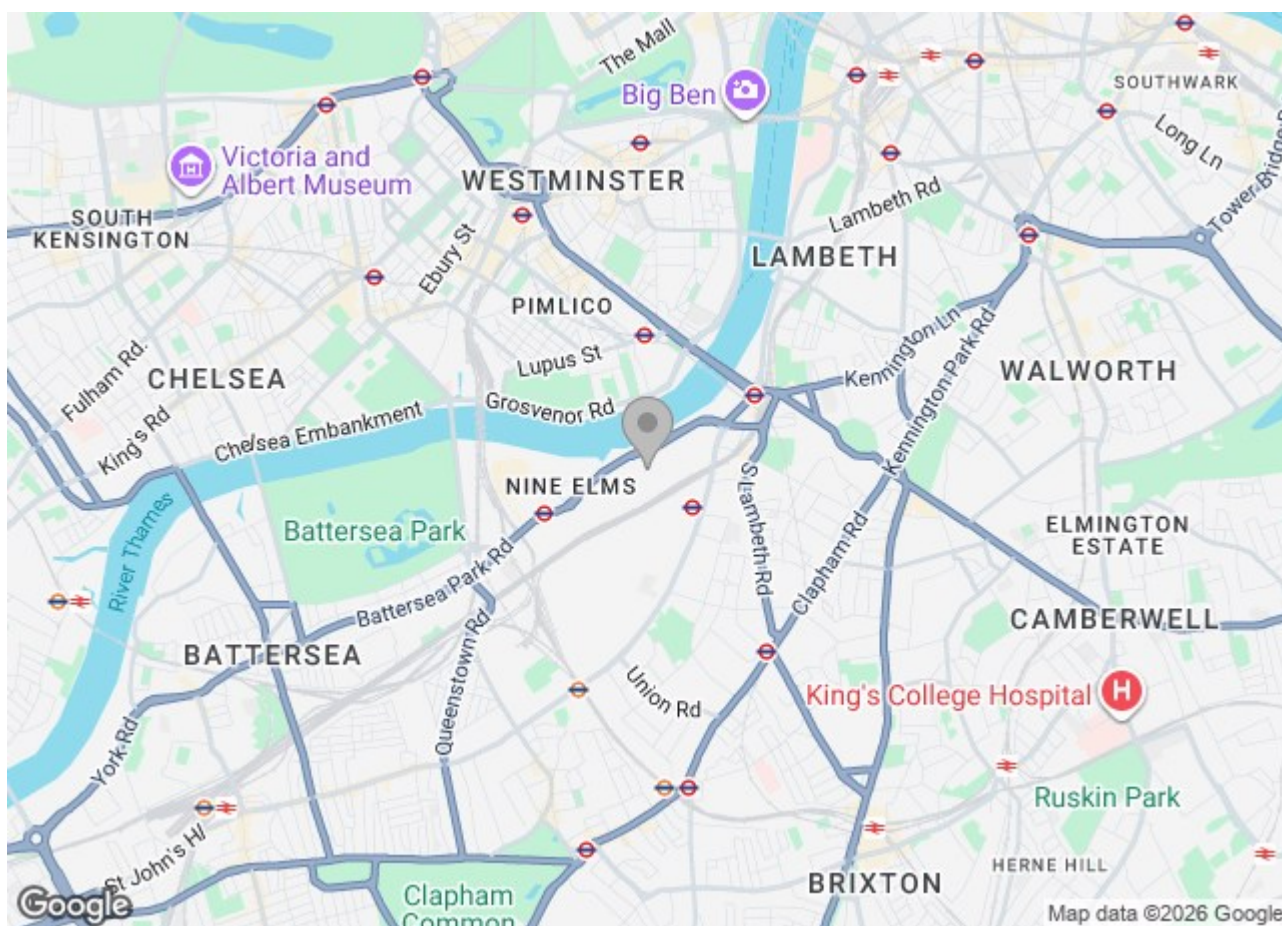
To check broadband and mobile phone coverage please visit Ofcom.

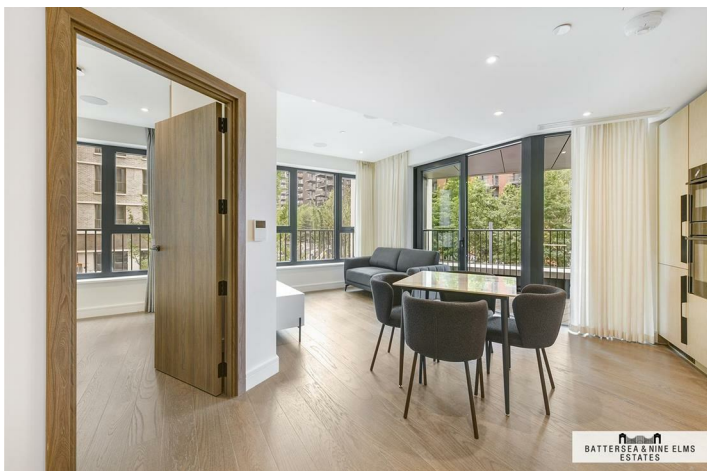
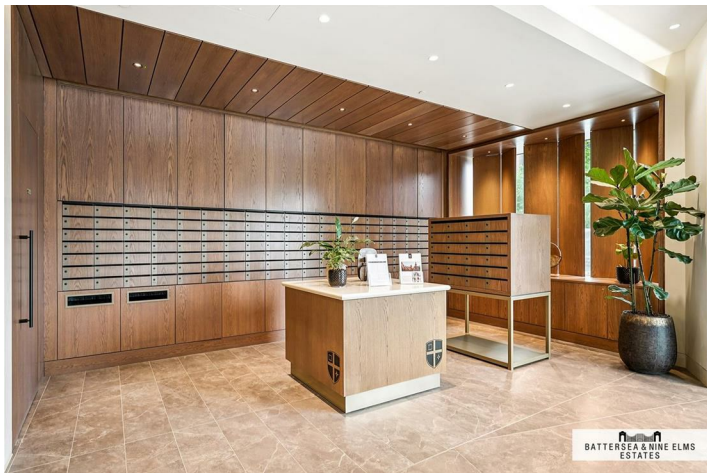
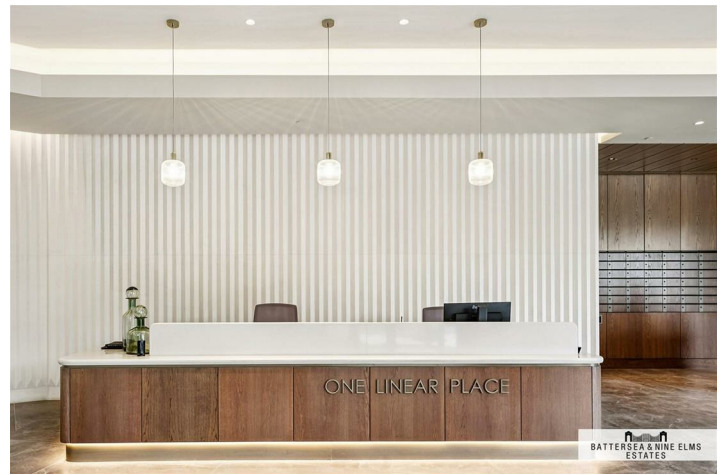
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

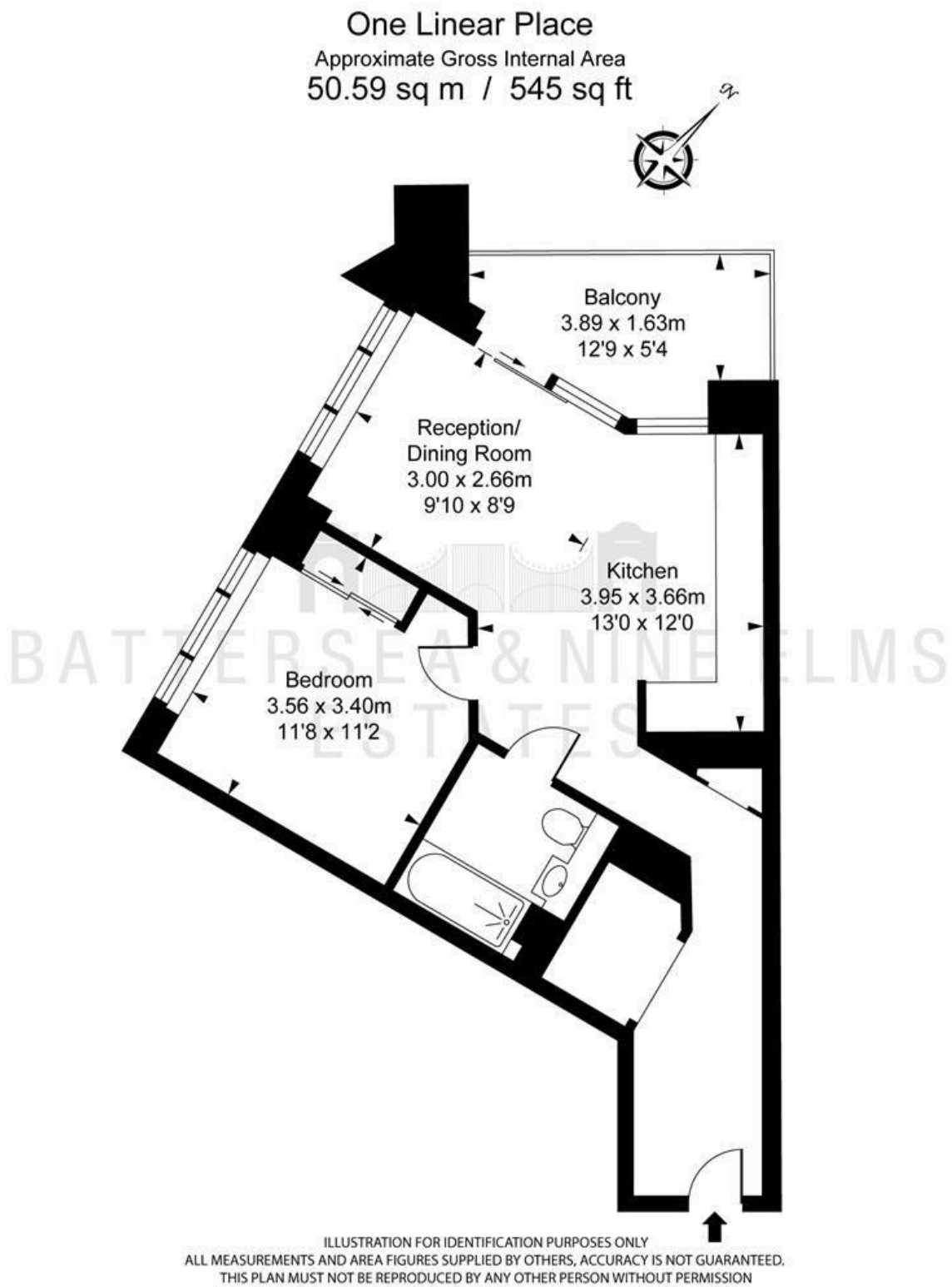
# One Linear Place London



- One bedroom
- Private balcony
- Brand new development
- One bathroom
- Comfort cooling & underfloor heating
- \*Photos of a similar property\*
- 24 hour concierge
- Close to Zone 1 transport links







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |