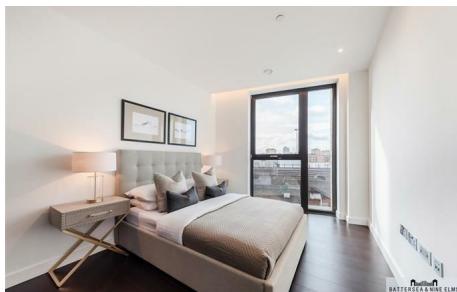




**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
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30 Ponton Road London

£870 Per Week

A wonderful two bedroom apartment set within the Residence development in the heart of the Nine Elms regeneration area. Beautifully furnished, the property boasts a fully integrated kitchen with Siemens appliances with an open plan living area and winter garden.

Residents will enjoy the on site amenities including private cinema, gym, yoga room and 24 hour concierge. Excellently located the development is close to Vauxhall station and other zone 1 transport links.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £870 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Communal | Internet: FTTP

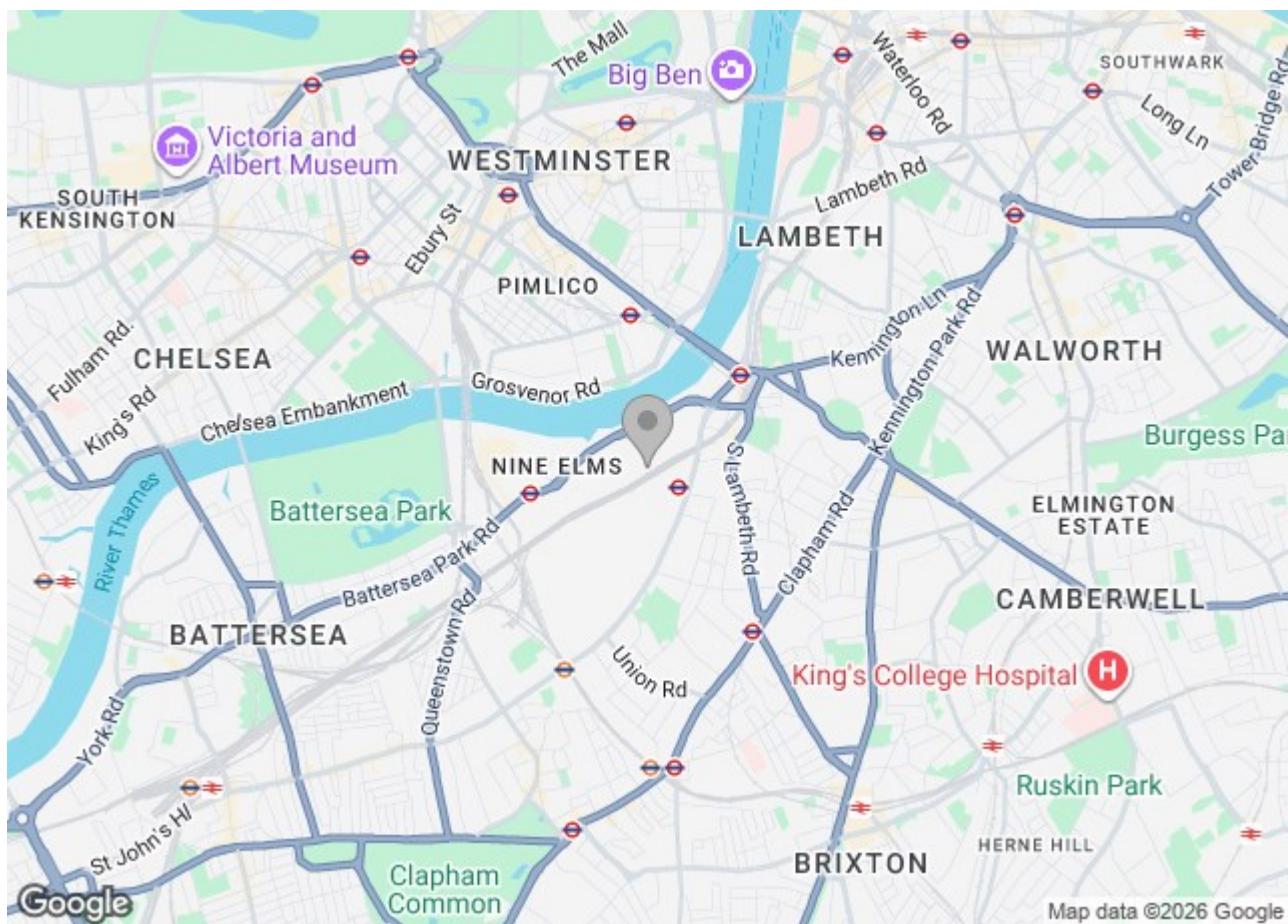
To check broadband and mobile phone coverage please visit Ofcom.

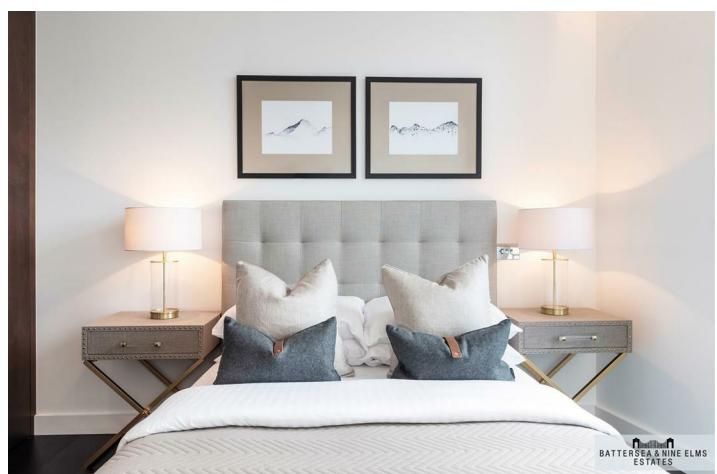
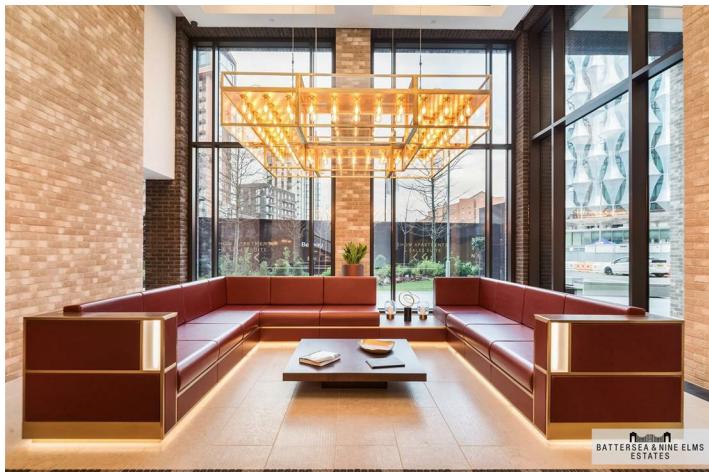
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

30 Ponton Road London



- Two bedroom
- Two bathroom including one en suite
- 24 Hour concierge
- Gym & yoga room
- Winter garden





Madeira Tower,
The Residence,
Ponton Road, SW8
Approximate Gross Internal Area
70.90 sq m / 763 sq ft

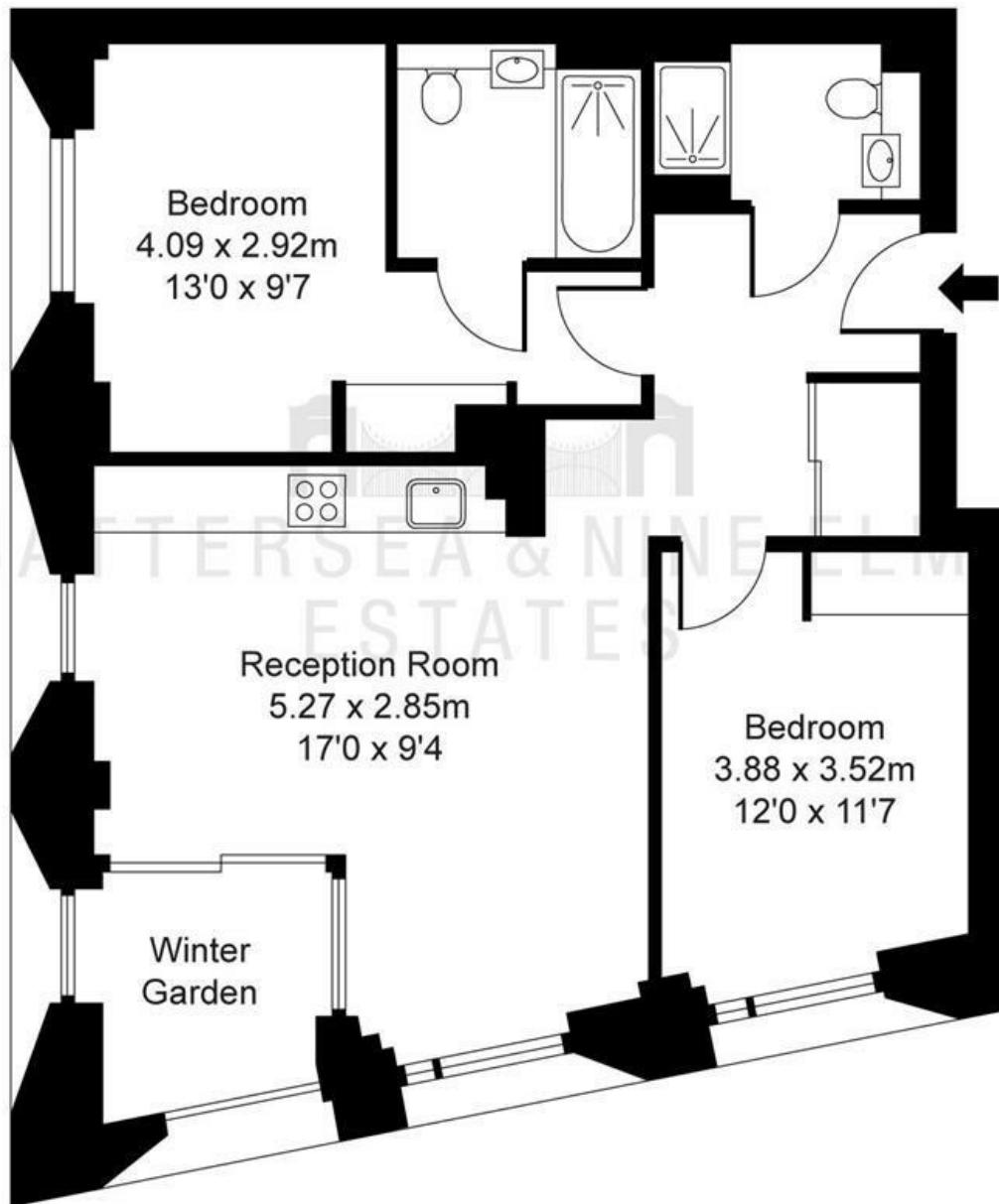


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	84	84
(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	