

## 30 Ponton Road London

A spacious two bedroom, two bathroom apartment available to rent in Madeira Tower in the popular Residence development. Furnished to the highest standard the apartment features an open plan living and kitchen area with floor to ceiling windows and a winter garden. The property features include fully integrated AEG appliances complete with washer/dryer, oven and microwave as well as underfloor heating throughout.

Residents can also enjoy the wonderful on site amenities including the gym, private cinema, yoga room and meeting room. Excellently located the apartment is situated within the newly regenerated Nine Elms area with easy access to Nine Elms and Vauxhall stations and other zone one transport links.

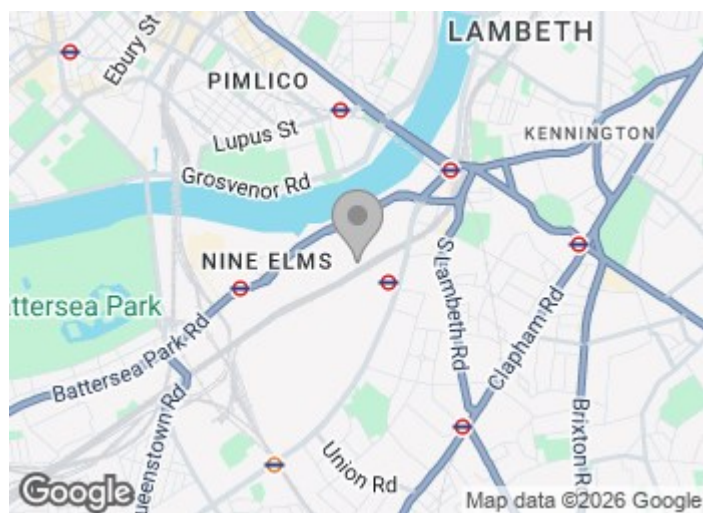
Council Tax Band: Wandsworth - F

**£877 Per Week**

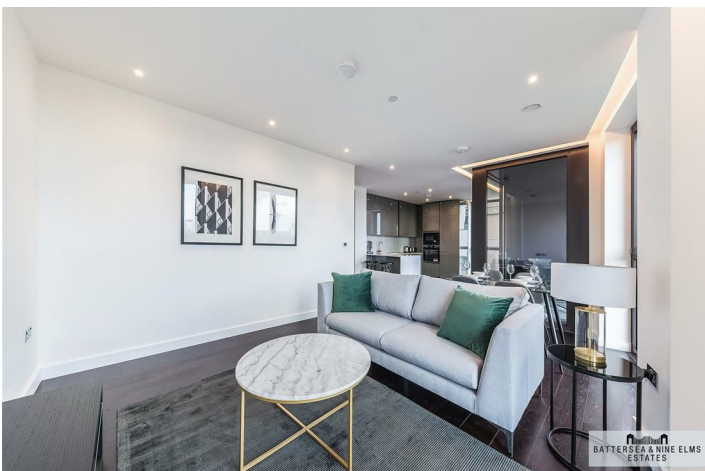
# 30 Ponton Road London



- Two bedroom
- Two bathroom
- Winter Garden
- Gym
- Private cinema
- 24 Hour concierge
- Excellent location



[Directions](#)



Floor Plan

Madeira Tower,  
The Residence,  
Ponton Road, SW8  
Approximate Gross Internal Area  
80.90 sq m / 871 sq ft

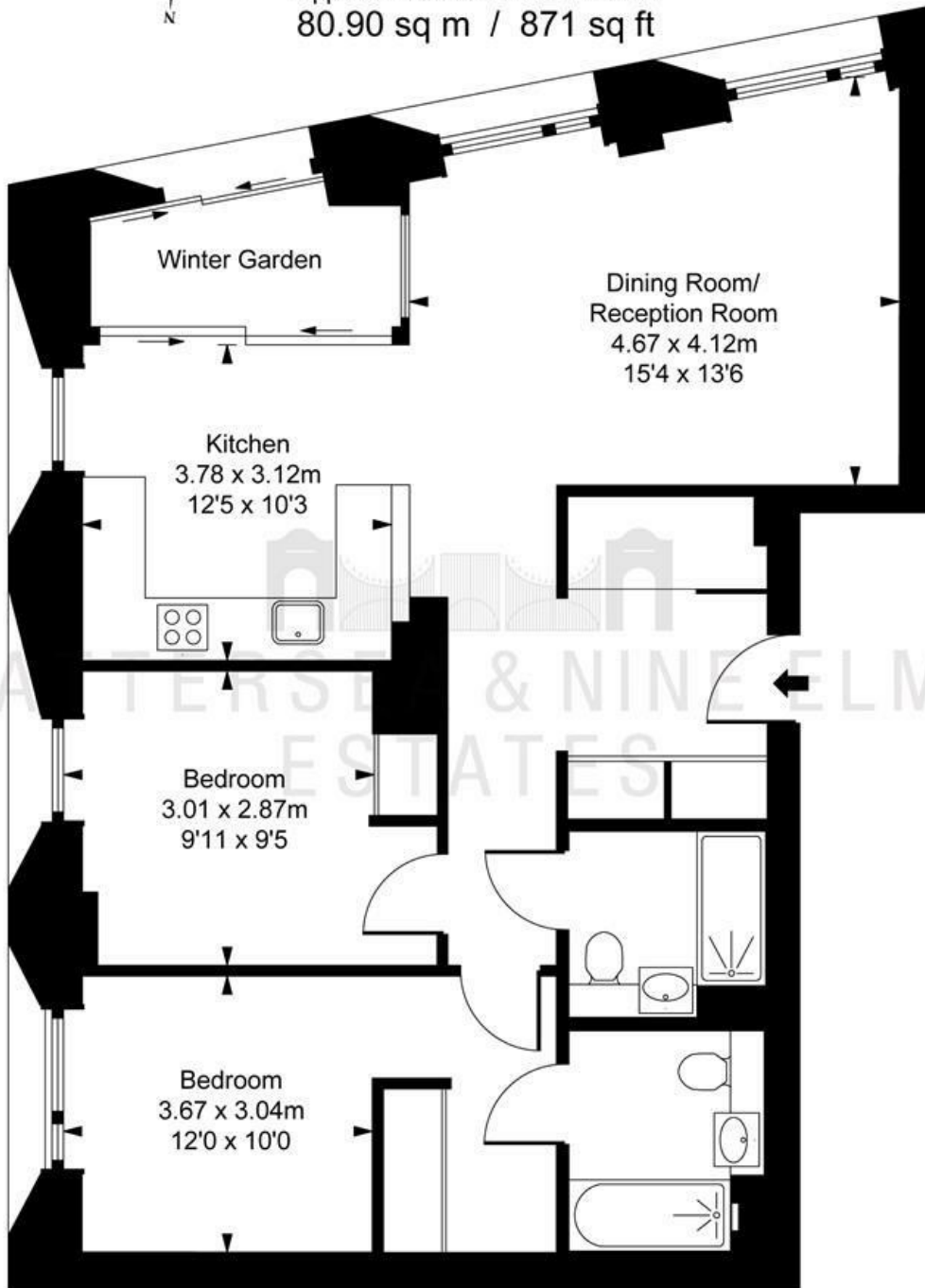


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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                 | Current  | Potential               |
| Very energy efficient - lower running costs |                         |  |                         |
| (92 plus) <b>A</b>                          |                         |  |                         |
| (81-91) <b>B</b>                            |                         |  |                         |
| (69-80) <b>C</b>                            |                         |  |                         |
| (55-68) <b>D</b>                            |                         |  |                         |
| (39-54) <b>E</b>                            |                         |  |                         |
| (21-38) <b>F</b>                            |                         |  |                         |
| (1-20) <b>G</b>                             |                         |  |                         |
| Not energy efficient - higher running costs |                         |  |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                | EU Directive 2002/91/EC |
|   | 86                      | 92   | 92                      |