



Thames City  
8 Carnation Way, SW8

CHESTERTONS





Short Let  
Bills Included

Stunning three-bedroom, two-bathroom apartment located in the sought after Thames City Development.

The property comprises three spacious double bedrooms with built in storage, two luxurious bathrooms, a spacious open-concept living area with a large, fully fitted kitchen.

Residents will benefit from underfloor heating, air conditioning and the outstanding amenities, such as a 30m swimming pool, a fully equipped gym, spa, sauna, cinema room, KTV room, and various communal spaces such as the library, residents lounge & bar and dining area. Newly opened Nine Elms tube station and Vauxhall tube and mainline station are moments away from the development to get you around London. You may also choose Thames Clipper service down the river.

This development has been finished with a perfect combination of inventive contemporary living in a historic London location within green surroundings. It is a place where you can enjoy city views over the City of London and experience the absolute best of international culture, entertainment, retail, and the Westminster hub.

- Short Let
- Bills Included
- Three Double Bedrooms
- Two Bathrooms
- Resident Gym
- 24 Hour Concierge

**£10,000 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

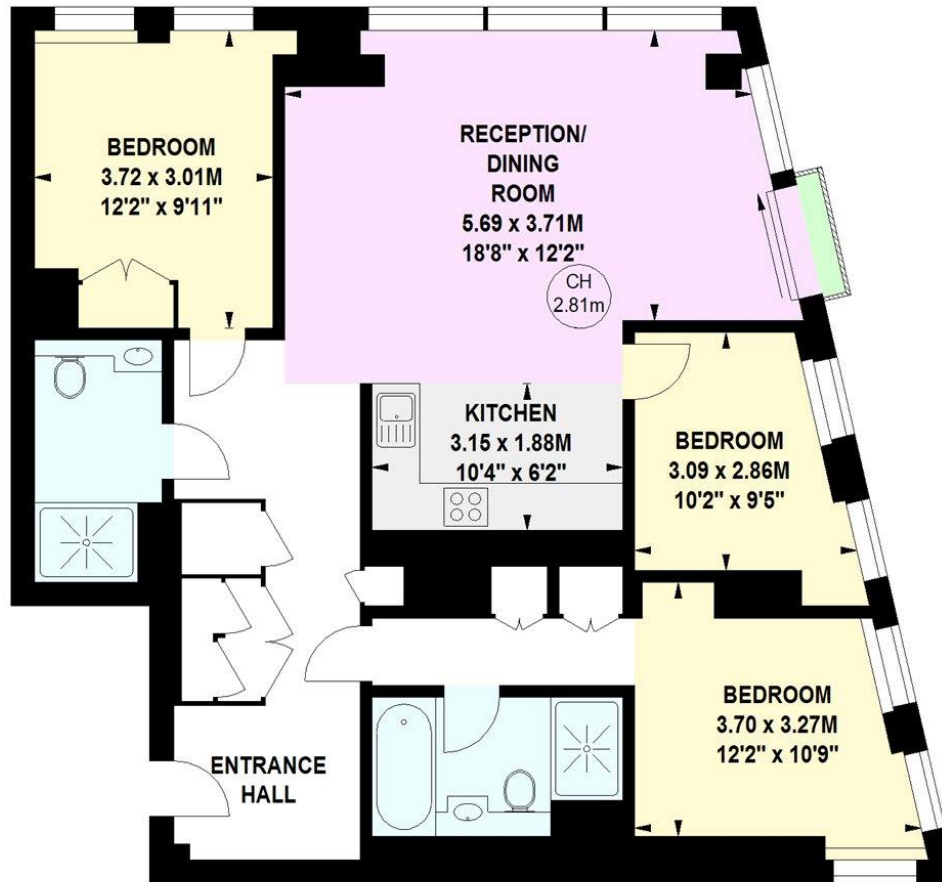
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Most energy efficient - lower running costs | Current | Potential |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              | 85      | 85        |
| 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, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Minimum Term:** 1 months  
**Deposit Required:** £4,615.38  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** G  
**EPC Rating:** B  
**Furnished**

**Chestertons Battersea Park & Nine Elms Lettings**

62-64 Battersea Bridge Road  
 London  
 SW11 3AG

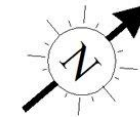
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 02030408269  
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## Thames City, SW11

Approximate gross internal area

95.97 sq m / 1033 sq ft



Key :  
CH - Ceiling Height

### Twentieth Floor

This floor plan is a representation for guidance purposes only, not for valuation.

Any figure is approximate and must not be relied on as a statement of fact.

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