

**BATTERSEA & NINE ELMS  
ESTATES**

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



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## 1 Linear Place London

**£725 Per Week**

This brand-new one-bedroom apartment is now available to rent at the recently completed London Square. Comprising a separate bedroom area with built-in wardrobes, a modern integrated kitchen, luxury bathroom and ample storage throughout. 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.

Council Tax Band: Wandsworth TBC

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

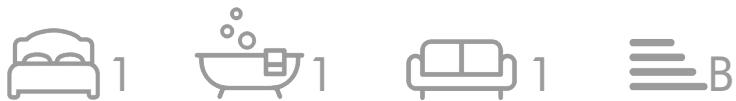
Holding Deposit - £725 (1 weeks rent, subject to agreed offer)

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

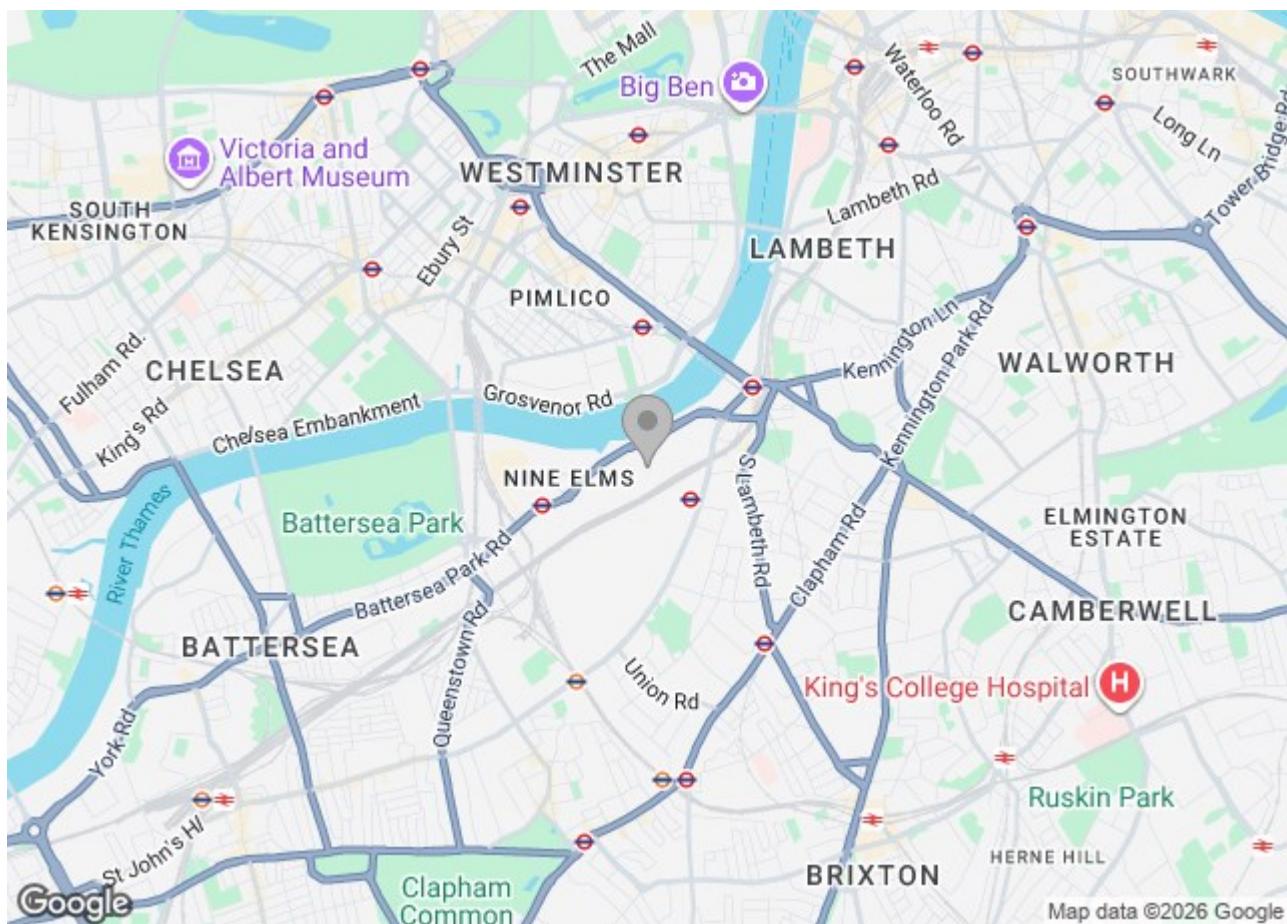
To check broadband and mobile phone coverage please visit Ofcom.

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

# 1 Linear Place London



- Premium One Bedroom Apartment
- Moments from Nine Elms and Battersea Power Station Underground
- Comfort Cooling
- 24-hr Concierge Service
- Brand New
- Balcony
- Residents Lounge





## Floor Plan

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