

## Carnation Way London

**£1,315 Per Week**

Breathtaking two bedroom apartment to rent in the sought after Thames City Development.

This spacious property consists of a large open plan living/kitchen area and two double bedrooms with en-suites.

Located in the heart of Nine Elms, this development offers residents access to a 30m swimming pool, fully equipped gym, spa, sauna, cinema room, resident's lounge, sky bar, podium garden, karaoke room, library and more! The development is surrounded by a wealth of local amenities, including shops, restaurants, cafes, and cultural attractions. The nearby Battersea Park, one of London's largest and most scenic parks, offers expansive green spaces, sports facilities, and recreational options.

With excellent transport links, including the nearby Vauxhall Station (Victoria Line and National Rail), residents enjoy easy access to Central London, as well as the City and the West End.

Council tax band : Wandsworth - E

Change of contract fee: £50 including VAT

Lift access

Holding Deposit - £1,315 (1 weeks rent, subject to agreed offer)

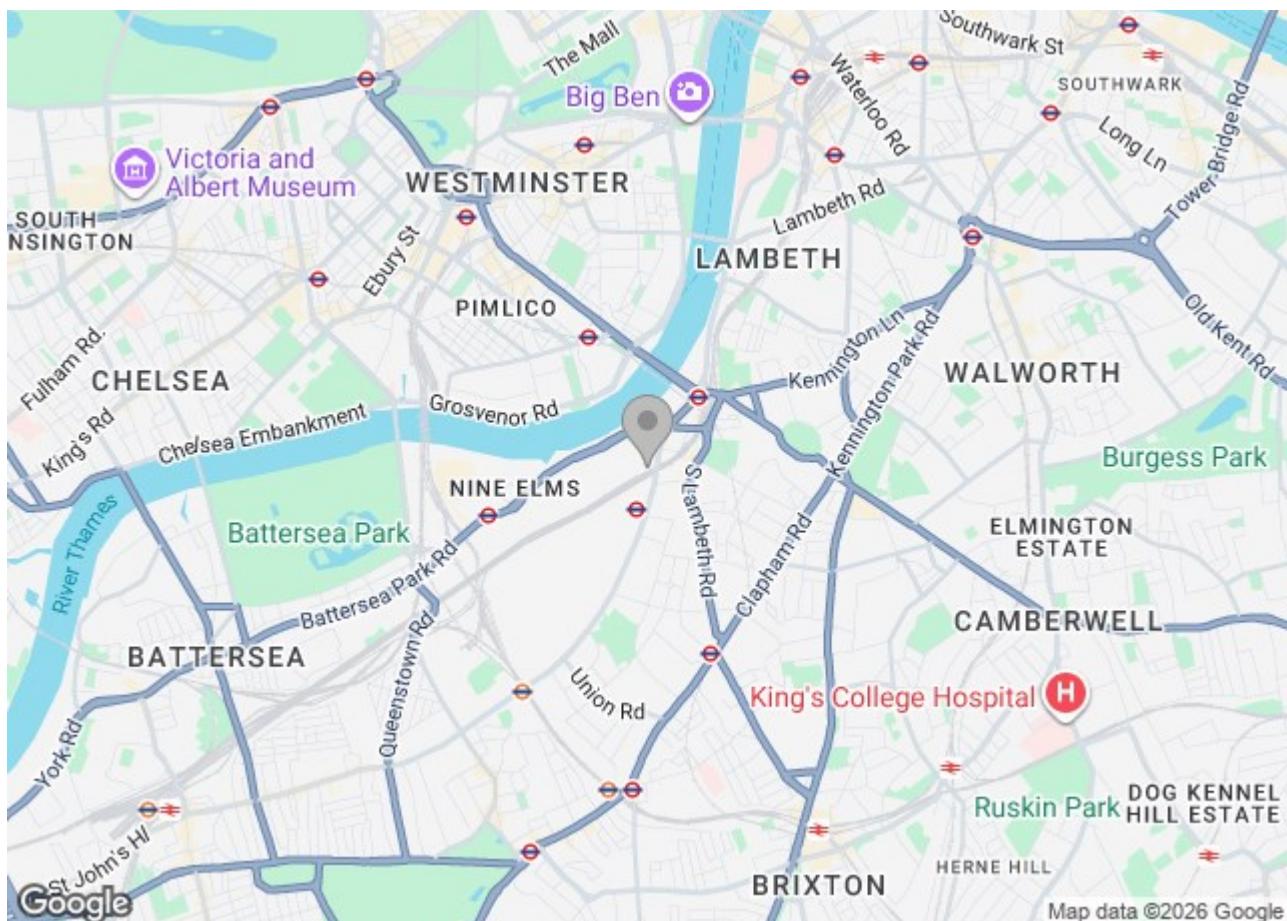
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating and Cooling – Communal | Internet: FttP

To check broadband and mobile phone coverage please visit Ofcom

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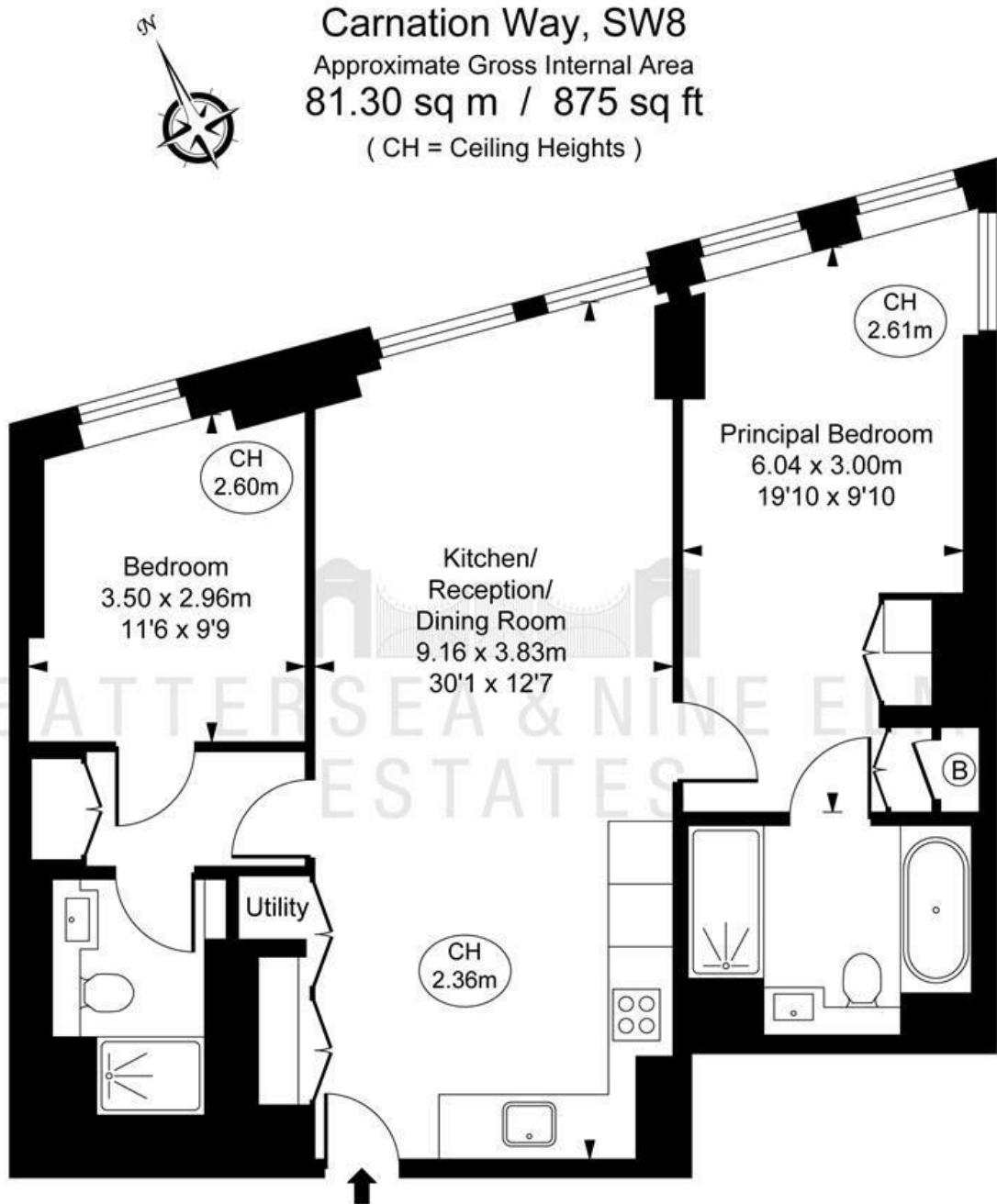


- 24 Hour Concierge
- Private Screening Room
- Residents Gym
- Two En-suite Bedrooms
- Residents Pool and Spa
- Comfort Cooling and Underfloor Heating





## Floor Plan



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		86	86
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		