

Madeira Tower, The Residence

Asking Price £825,000

A wonderful two bedroom, two bathroom apartment situated in the popular Residence development, located within the Nine Elms regeneration area with beneficial links to transport including Battersea, Vauxhall and Nine Elms Station.

Featuring an open plan kitchen and living space, the apartment includes AEG fully integrated appliances, such as a washer/dryer, oven and microwave, as well as underfloor heating throughout. The apartment also benefits from a winter garden with floor to ceiling windows.

Residents will also benefit from the fantastic on site amenities including the gym, yoga room, private cinema and meeting rooms, as well as a communal outdoor area.

Approximately 991 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: F Wandsworth

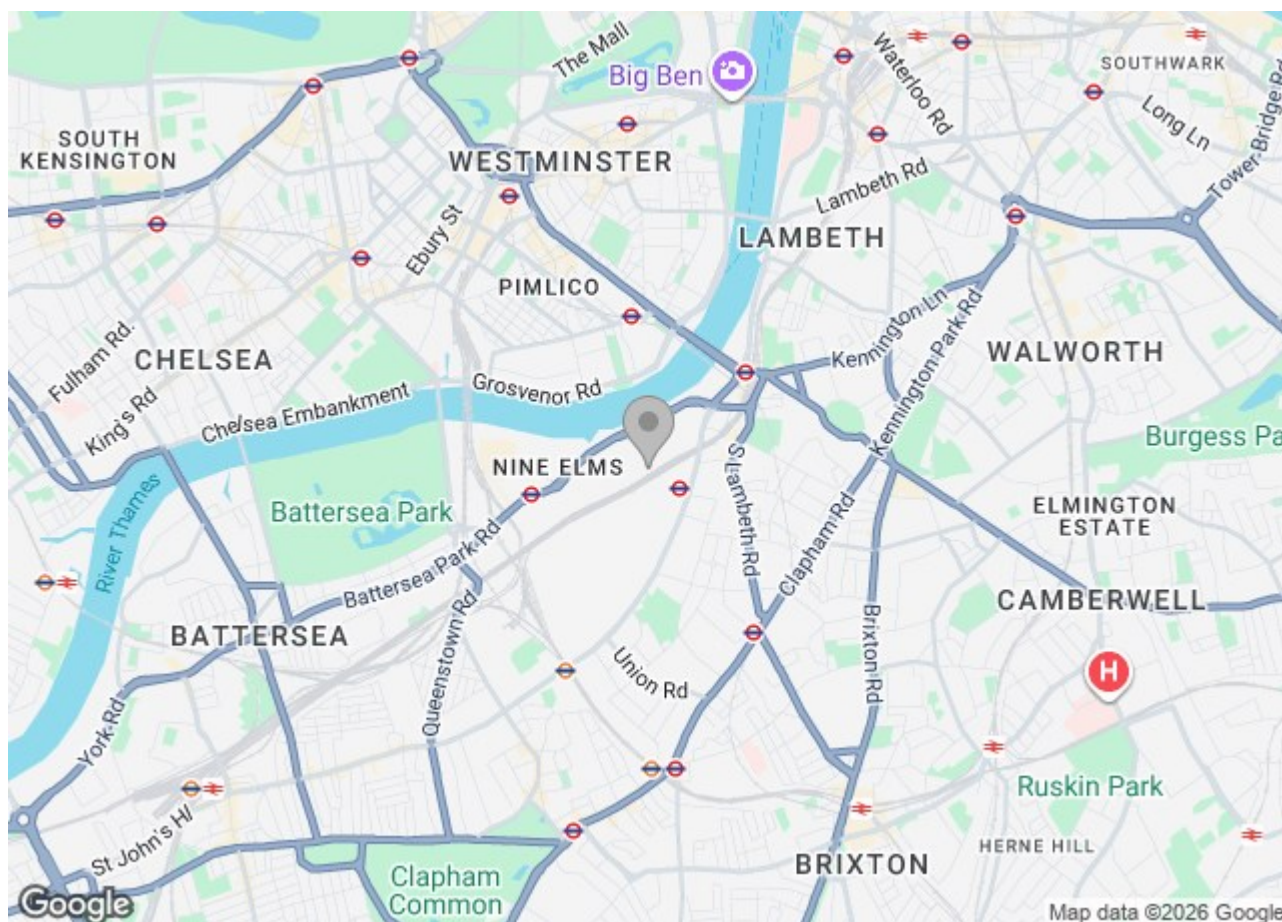
Electricity supply – Mains | Heating - Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Parking No | Cladding: EWS1 Certificate available

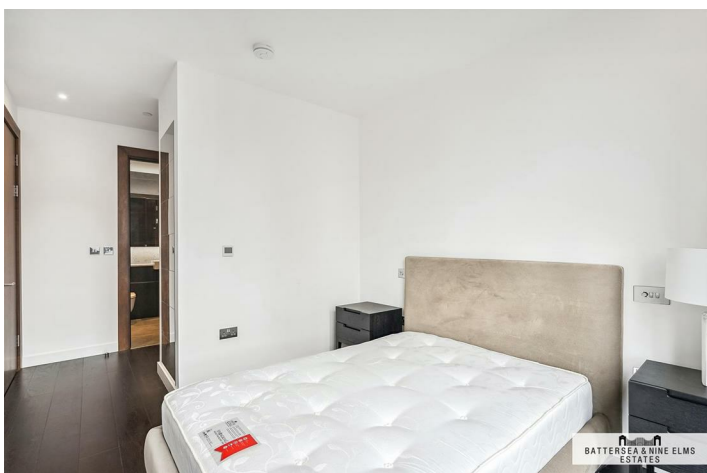
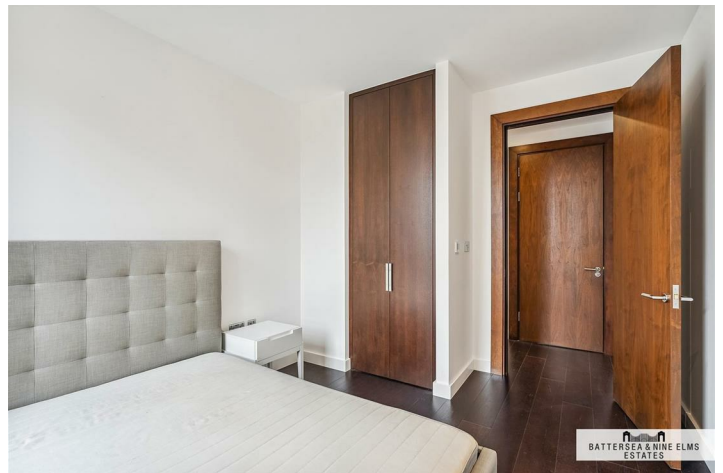
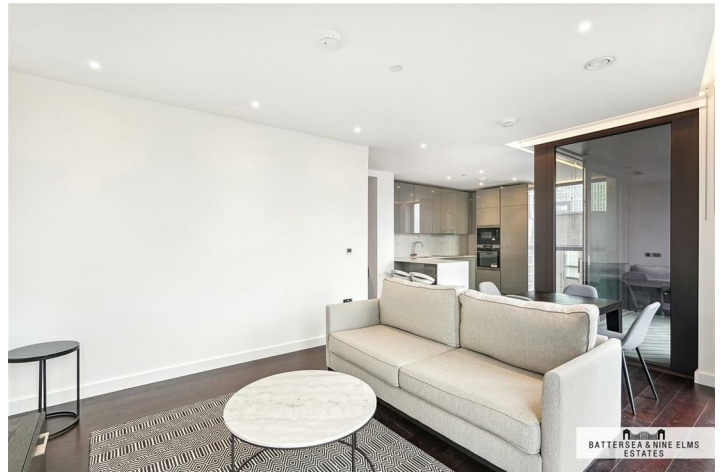
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

30 Ponton Road London



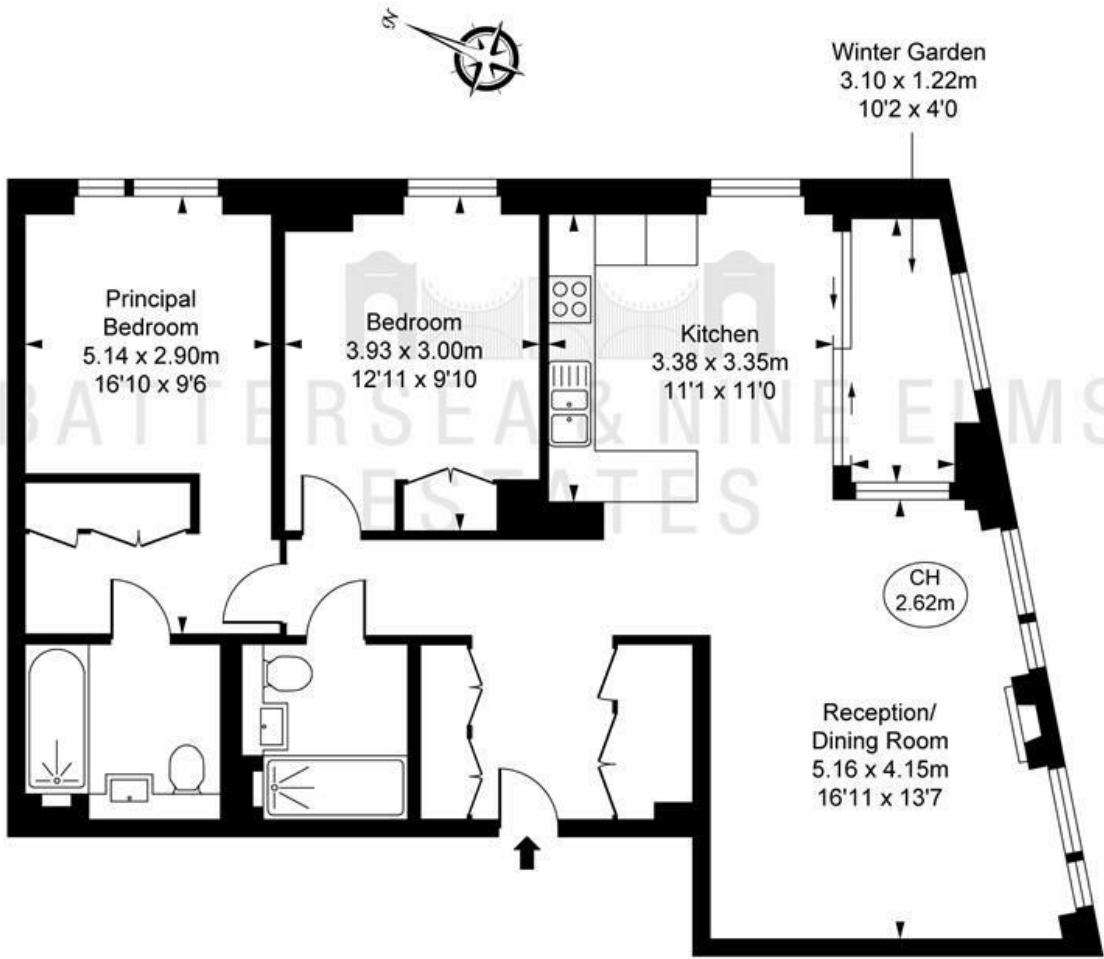
- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Residents gym
- Underfloor heating





Madeira Tower
Ponton Road, SW11
Approximate Gross Internal Area
87.74 sq m / 944 sq ft

(Including Winter Garden)
(Winter Garden Area 3.93 sq m / 42 sq ft)
(CH = Ceiling Heights)



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.
© Fulham Performance

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.

