

## 30 Ponton Road London

This two bedroom apartment situated in the popular The Residence development features an open plan kitchen and living space with an additional winter garden. Floor to ceiling windows create an abundance of light and space with the property further benefiting from the highest standard finish including AEG fully integrated appliances such as washer/dryer, oven and microwave as well as underfloor heating throughout.

Residents will also benefit from the wonderful on site amenities including the gym, yoga room, private screening room and meeting rooms and excellent location close to zone one transport links.

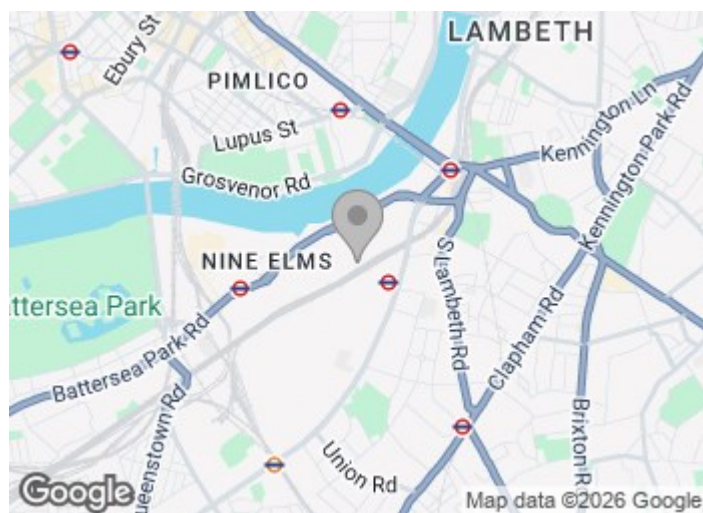
Minimum contract: 12 months  
Change of contract fee: £50 including VAT

**£850 Per Week**

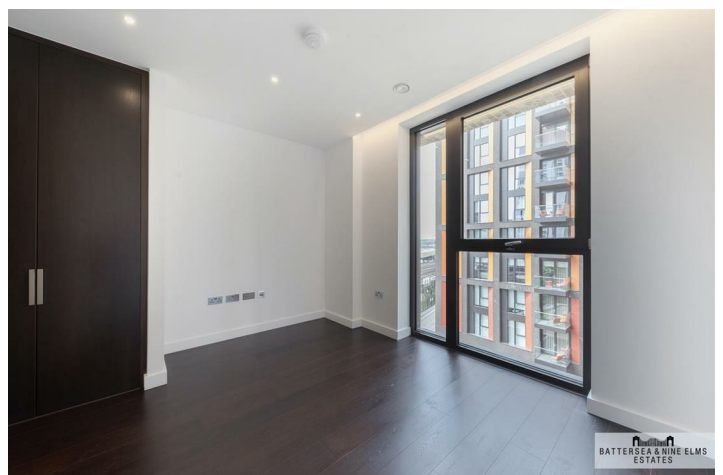
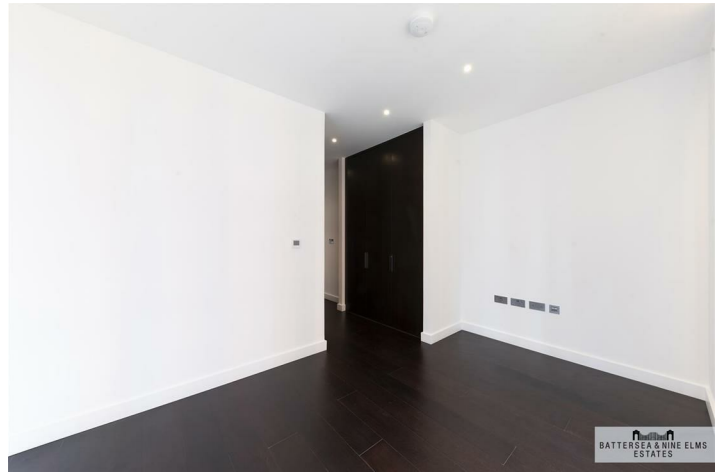
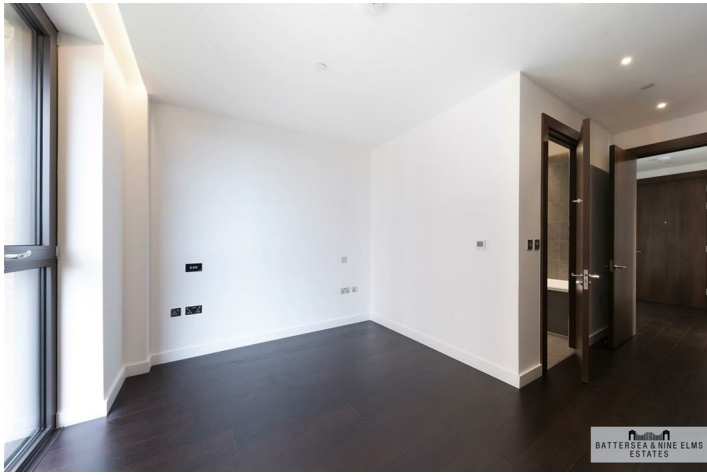
# 30 Ponton Road London



- Two double bedroom
- Two bathrooms including one en suite
- Unfurnished
- Gym
- Private screening & meeting rooms
- Excellent transport links
- 24 Hour concierge
- Lift access



[Directions](#)



Madeira Tower,  
The Residence,  
Ponton Road, SW8  
Approximate Gross Internal Area  
70.90 sq m / 763 sq ft

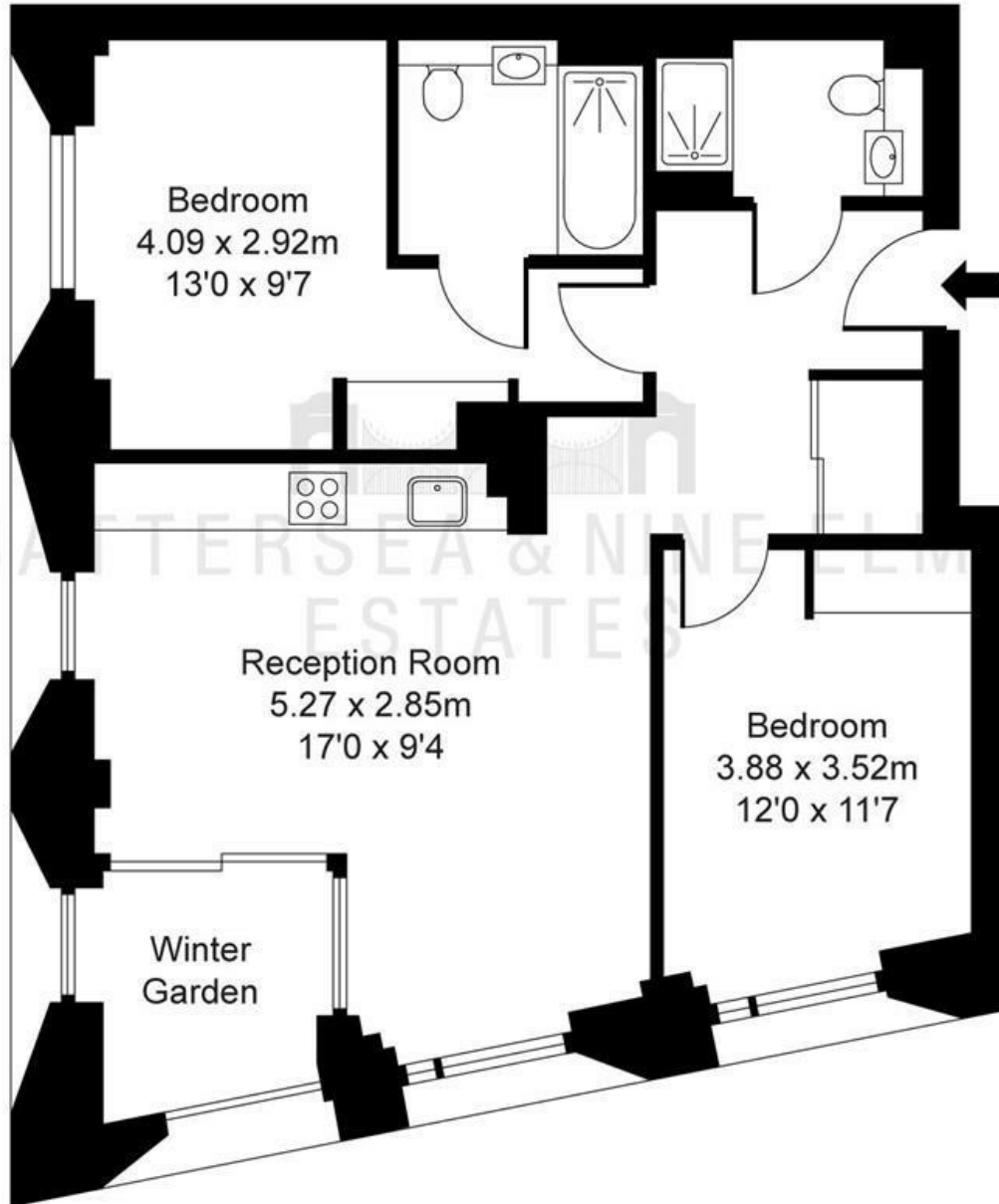


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(11-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>	<b>87</b>
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