

Ponton Road London

£875 Per Week

A bright and airy two bedroom, two bathroom apartment available to rent in the luxury development, The Residence. Furnished to the highest standard, the apartment features an open plan living and kitchen area with floor to ceiling windows and a private balcony overlooking the American Embassy. The property's features include fully integrated AEG appliances complete with washer/dryer, oven and microwave as well as underfloor heating throughout.

Residents can also enjoy the wonderful on site amenities including the gym, private cinema, yoga room and meeting room. Excellently located, the apartment is situated within the newly regenerated Nine Elms area with easy access to Vauxhall station and other zone one transport links.

Council Tax Band: Wandsworth F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £875 (1 weeks rent, subject to agreed offer)

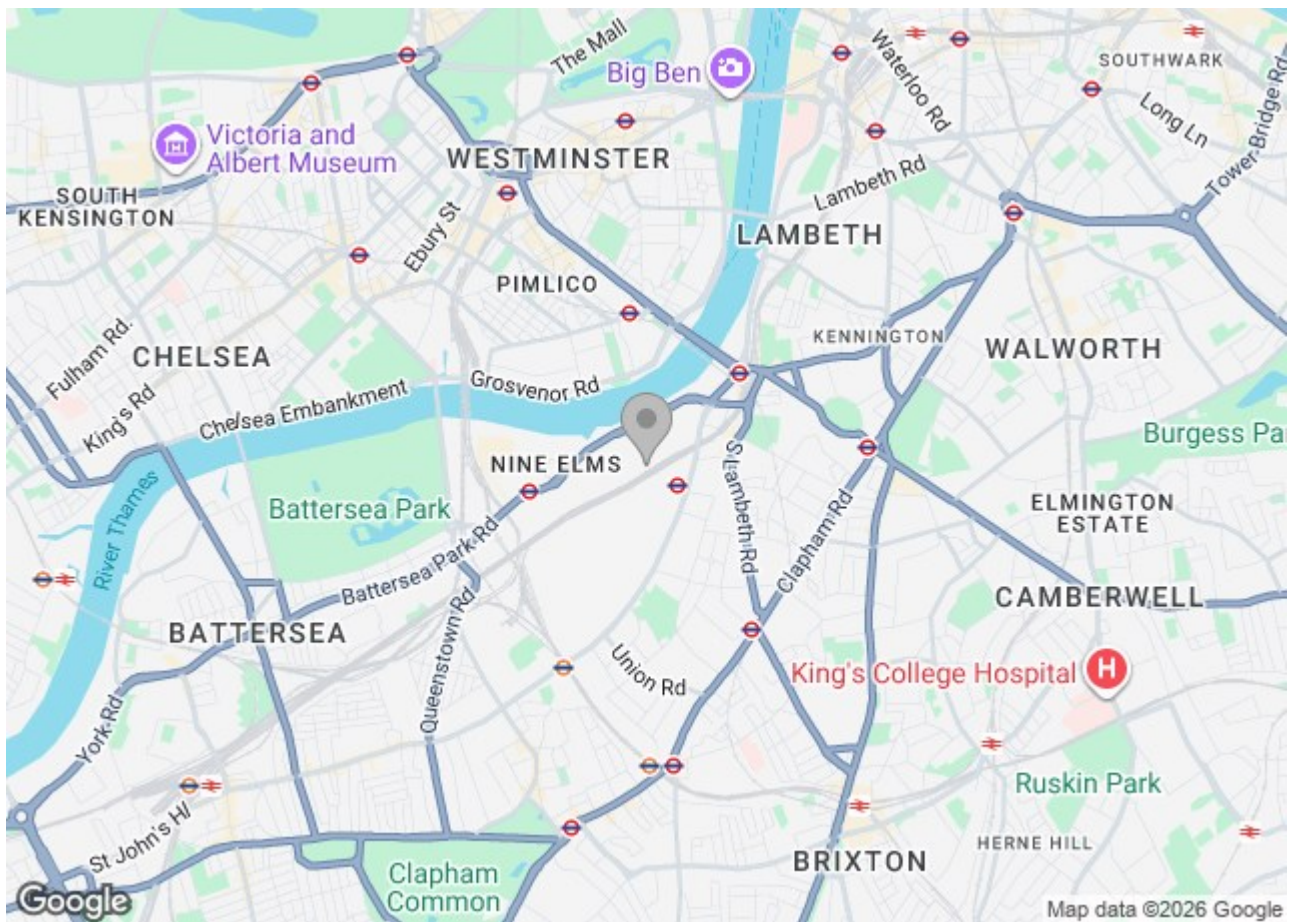
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP | Lift Access

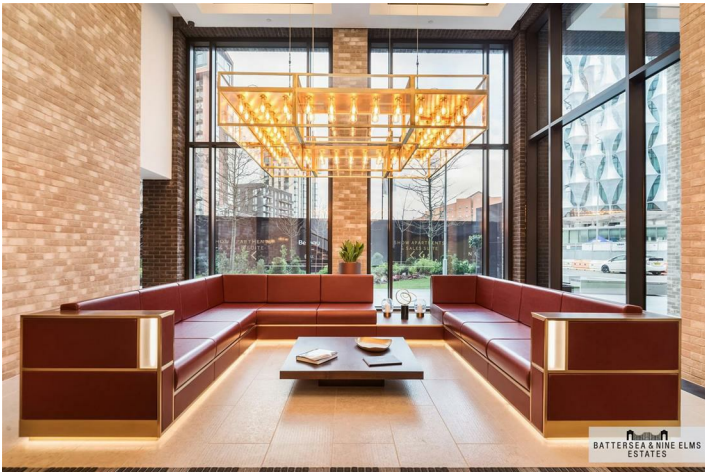
To check broadband and mobile phone coverage please visit Ofcom.

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- Two bedroom
- Private cinema
- Meeting room
- Two bathroom
- 24 Hour concierge
- Underfloor heating
- Gym
- Excellent location





Madeira Tower,
The Residence, SW8
Approximate Gross Internal Area
80.30 sq m / 864 sq ft

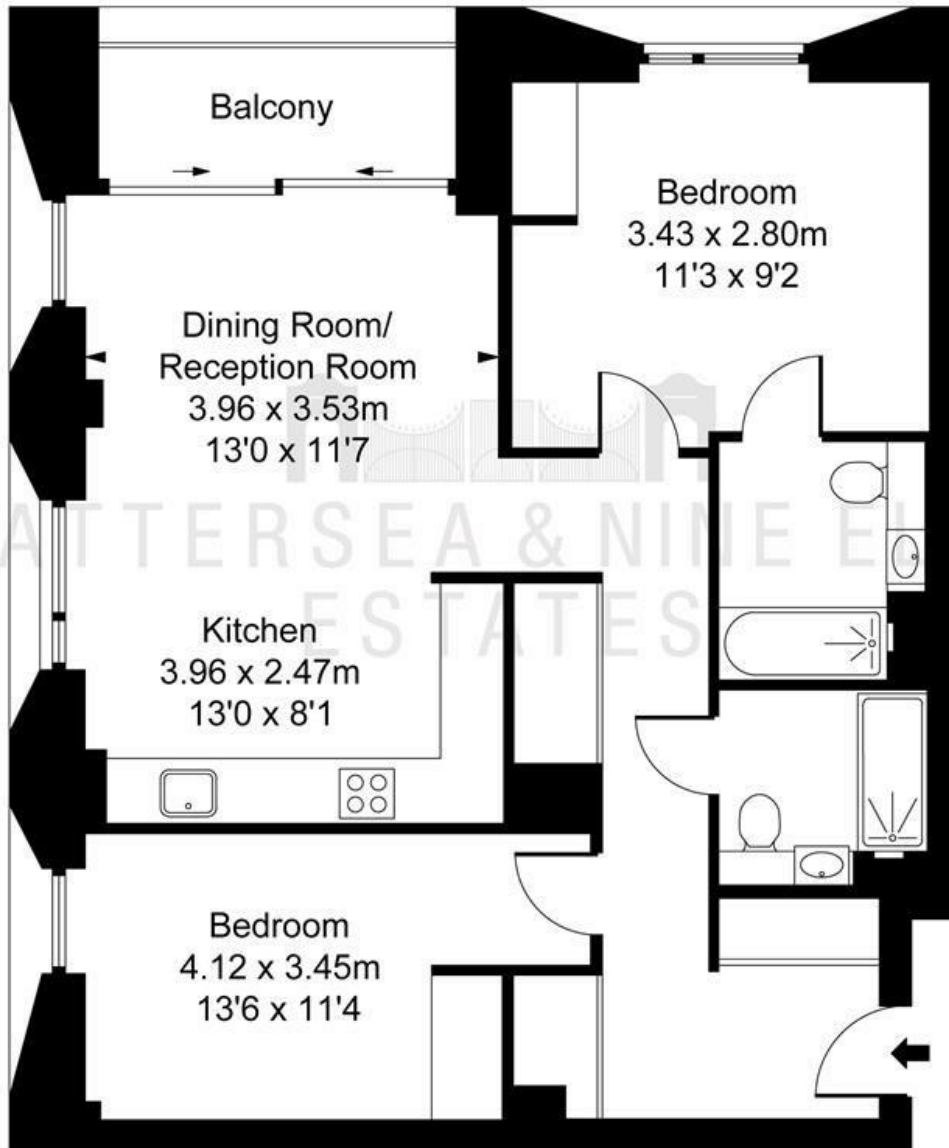


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	87	87	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC