

**BATTERSEA & NINE ELMS
ESTATES**

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



8 Carnation Way London

£980 Per Week

A beautifully finished one-bedroom apartment available to rent in the highly sought-after Thames City development, located in the heart of Nine Elms.

This spacious and well-appointed home features a bright open-plan kitchen and living area with high-spec integrated appliances, a generous double bedroom with built-in storage, a luxurious main bathroom, and the added convenience of a separate guest WC. Finished to an exceptional standard throughout, the apartment offers modern city living in one of London's most exciting new developments.

Residents of Thames City enjoy access to an outstanding range of on-site amenities, including a 30-metre swimming pool, state-of-the-art gym, spa, sauna, private cinema, and a residents' lounge. The development is surrounded by excellent local amenities and is just a short walk from Battersea Park.

With Vauxhall Station (Victoria Line and National Rail) and Nine Elms Underground nearby, the location offers superb transport links across Central London, the City, and beyond.

Council Tax Band: Wandsworth TBC

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £980 (1 weeks rent, subject to agreed offer)

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

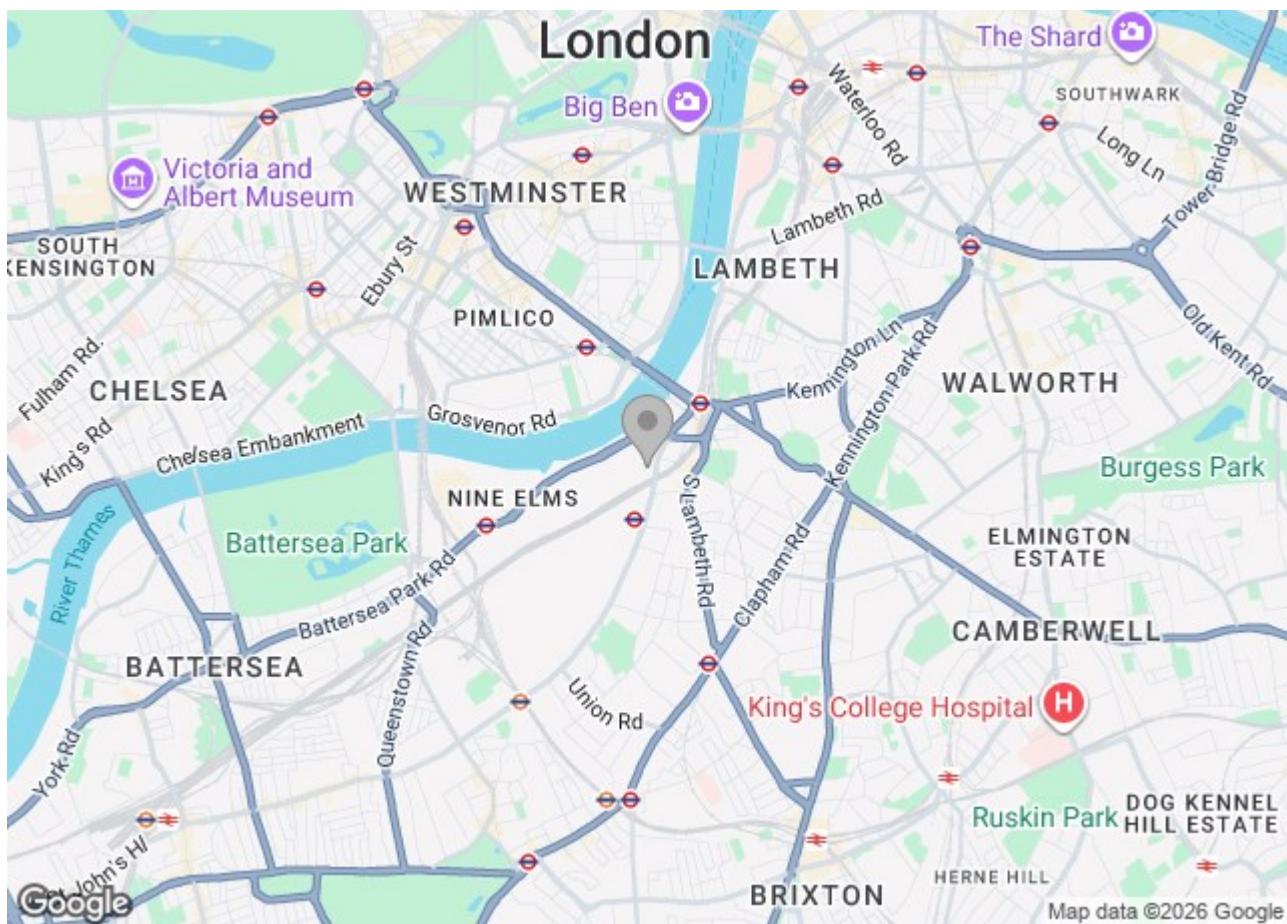
To check broadband and mobile phone coverage please visit Ofcom.

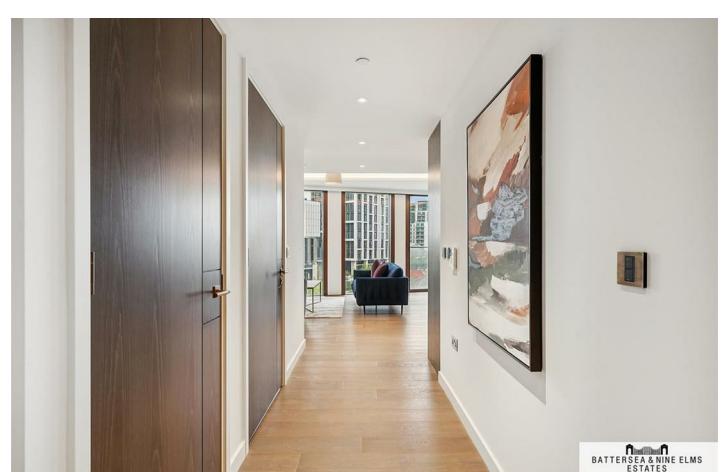
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- One bedroom
- 24-hour concierge
- Residents' private lounge & cinema
- Lounge 39
- One bathroom & separate guest WC
- Residents' indoor swimming pool & jacuzzi
- Kids' club & pool
- Underfloor heating & comfort cooling
- Residents' dry sauna, steam room, gymnasium & yoga studio
- Resident salons





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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	