



**BATTERSEA & NINE ELMS
ESTATES**



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30 Ponton Road London

£830 Per Week

A spacious two bedroom apartment set within The Residence development, situated in the highly sought after Nine Elms regeneration area. The property features a private balcony overlooking a residents garden, an open plan kitchen/ reception room complete with integrated appliances such as a dishwasher and wine cooler, two double bedrooms and two bathrooms. The property also offers a combination washer /dryer.

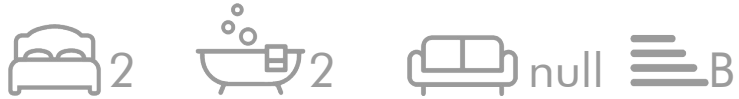
Residents can also enjoy the brilliant on site amenities including the residents gym, media lounge and private meeting room. Boasting an excellent location, the development sits close to Vauxhall station and other zone one transport links, including the Northern Line extension from Nine Elms.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £830 (1 weeks rent, subject to agreed offer)

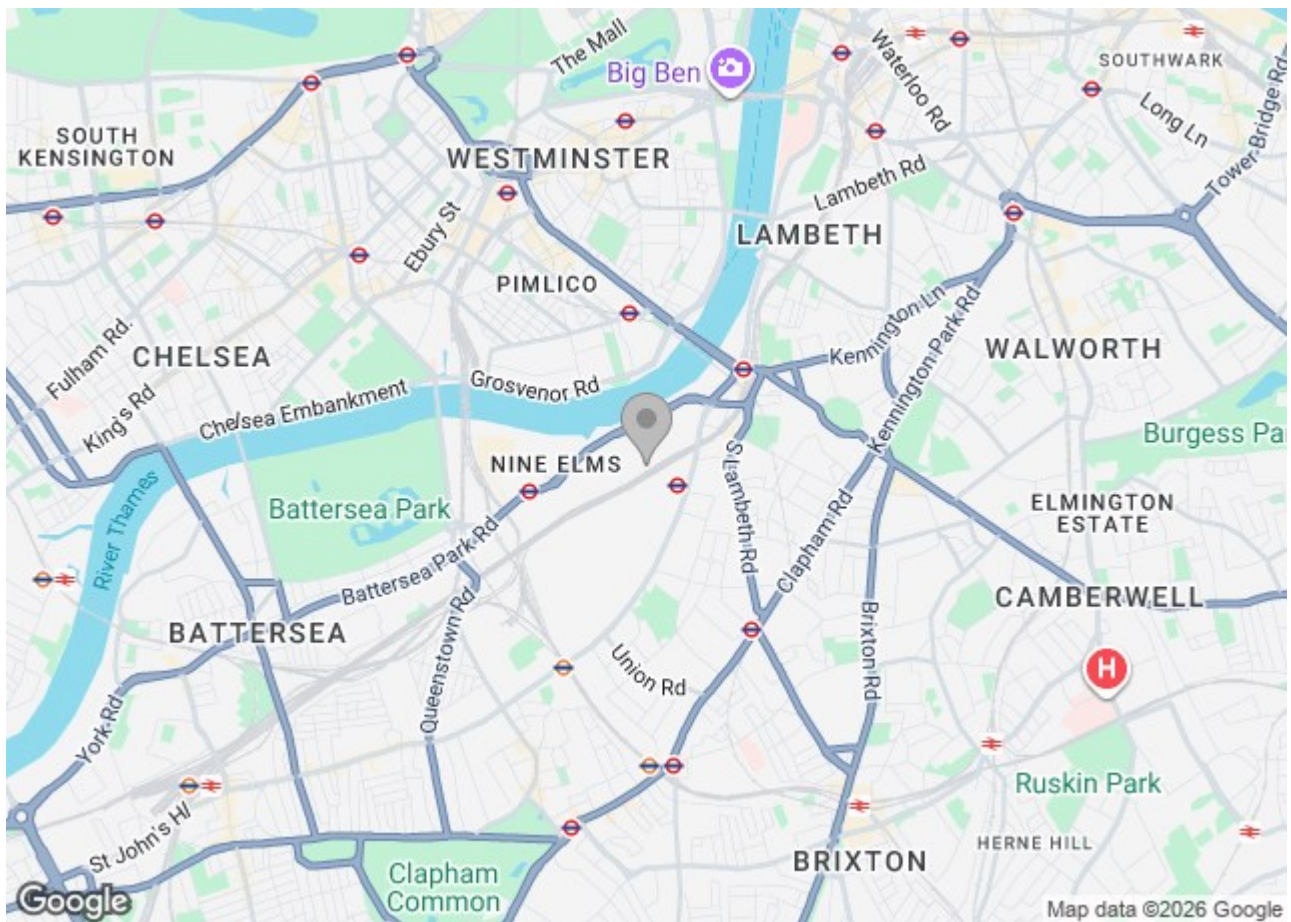
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating - Communal | Internet: FTTP | Parking available by separate negotiation |

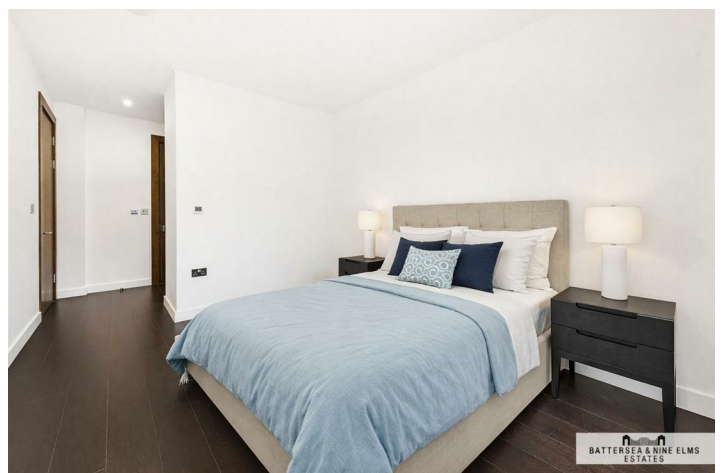
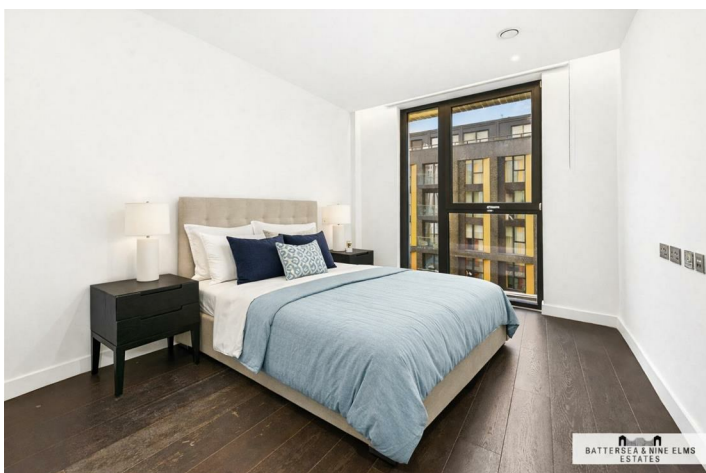
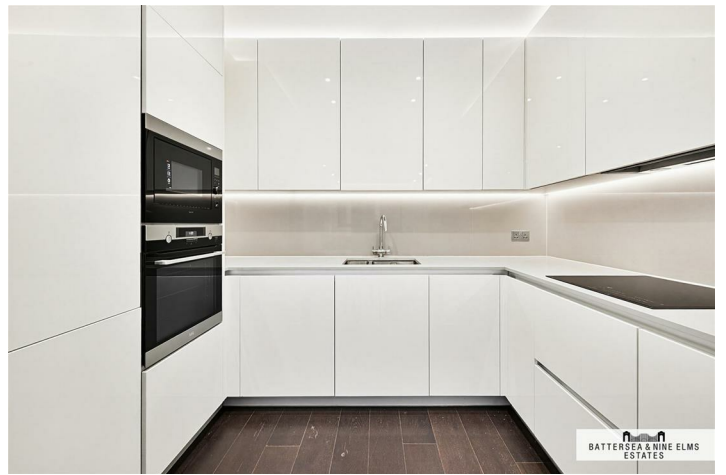
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website: Planning & Building Control

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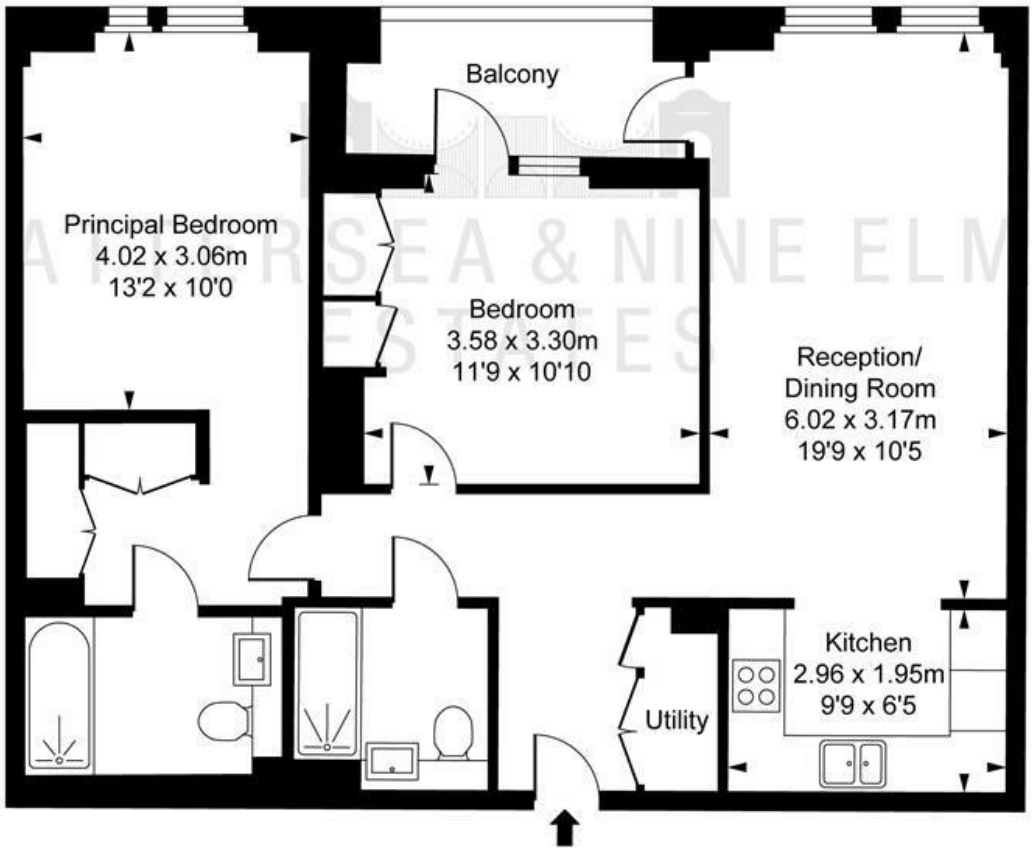


- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Moments to Vauxhall Station
- Lift access
- Gym & yoga room





Madeira Tower,
Ponton Road, SW11
Approximate Gross Internal Area
76.72 sq m / 826 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.
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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			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	