

Madeira Tower, The Residence

Asking Price £725,000

A two bedroom apartment situated in the popular Residence development, located within the newly regenerated Nine Elms area with beneficial links to transport including Battersea, Vauxhall and Nine Elms station.

Featuring an open plan kitchen and living space and finished to the highest standard, the apartment includes AEG fully integrated appliances such as a 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 cinema and meeting rooms.

Approx. 989 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: N/A
Service charge amount: Ask Agent
Service charge review period: N/A
Council tax band: F (Wandsworth Council)

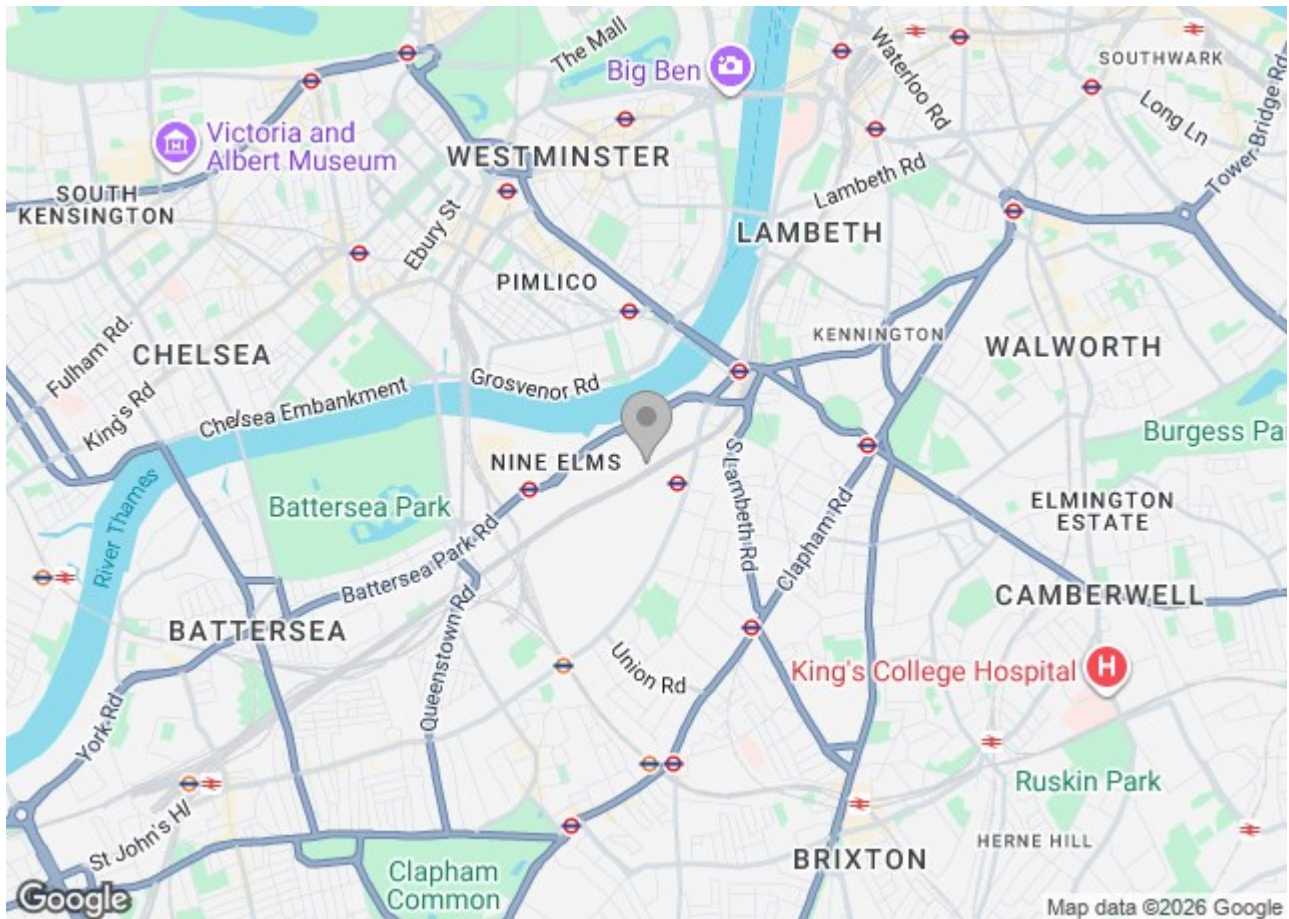
Electricity supply – Mains | Heating - Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Parking No | Cladding: EWS1 Certificate available

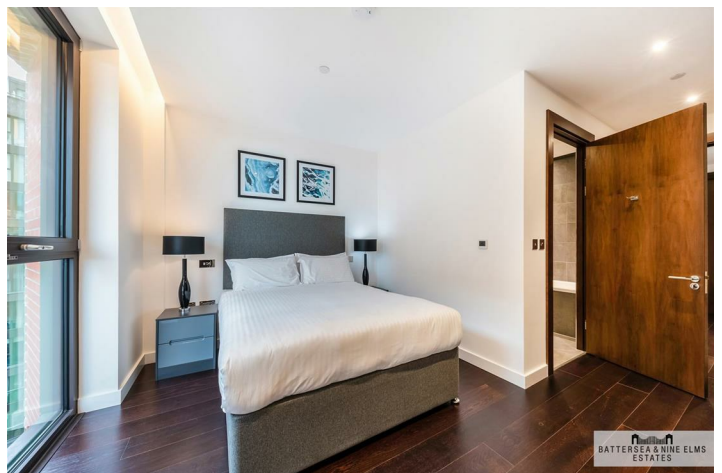
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

30 Ponton Road London



- Two bedroom
- Residents Gym
- 24 Concierge
- Two bathroom
- Private cinema
- Private balcony
- Excellent transport links





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

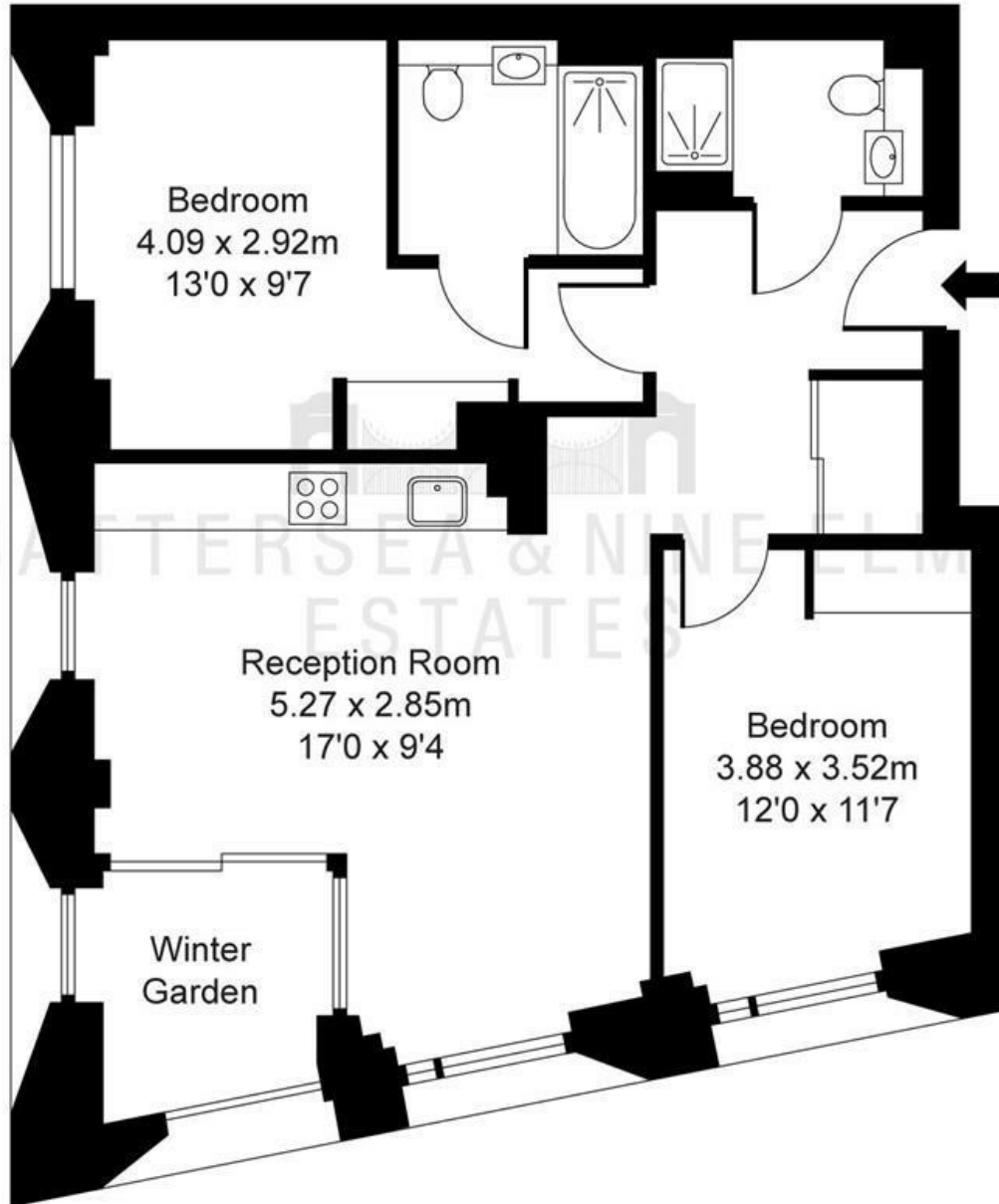


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|---------|-----------|---|--------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions | (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 | | 87 | 87 | England & Wales | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | | |