



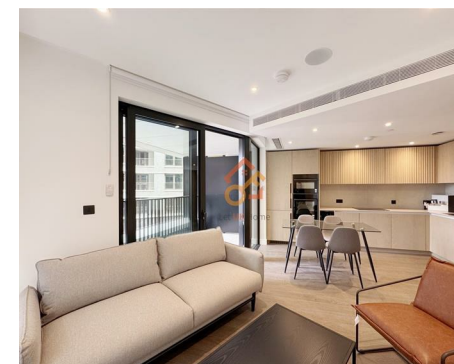
Let **UK** Home

1 Bedrooms

Flat

Located in London

£3,100 Per Month



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 1 Linear Place London

SW11 7ER



Let UK Home are excited to offer this spectacular 1 bedroom apartment in the heart of One Linear Place on the London Square Nine Elms.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony, one bright bedroom with built-in wardrobes and one modern bathroom.

Residents will enjoy outstanding amenities, including an elegant entrance lobby with a residential lounge incorporating soft seating and flexible workspaces, as well as concierge service.

London Square Nine Elms offers an idyllic riverside setting, providing residents with the opportunity to relish the scenic beauty of the River Thames. It is also nestled within the prestigious Nine Elms Park, and surrounded by a variety of other parks, offering abundant green spaces and nature to the community.

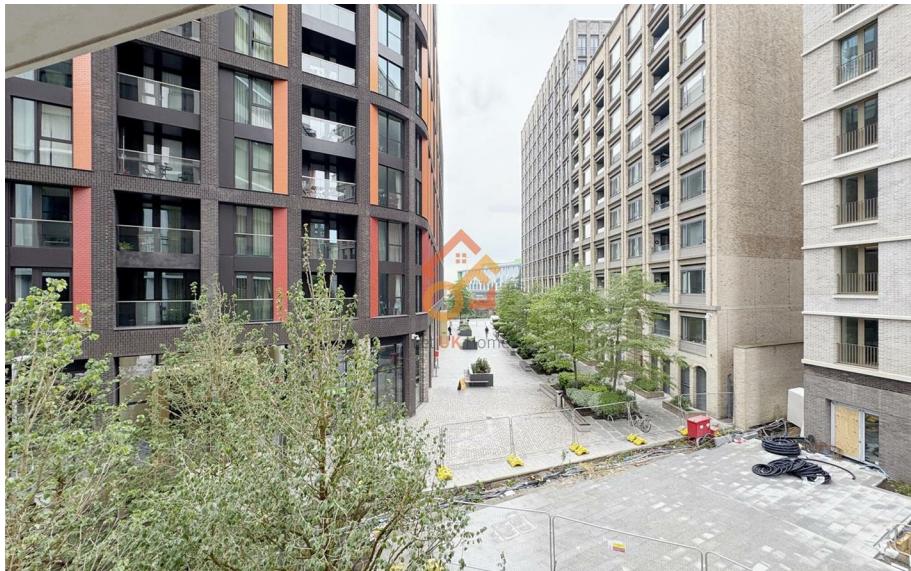
Positioned in the heart of Nine Elms, with just several minutes from the Underground Station (Nine Elms), the well-connected location is enhanced by its proximity to shops, bars and restaurants, providing an ideal living environment.

# 1 Linear Place London

£3,100 Per Month

- 2nd Floor
- 24h Security
- Residents Lounge

- Concierge Service
- Bike Storage
- EPC Rating: B



**RESIDENCE DIMENSIONS**

- 1 KITCHEN / DINING  
3.66m x 3.95m | 12'0" x 12'11"  
3.66m x 3.95m | 12'0" x 12'11"
- 2 LIVING  
3.00m x 2.66m | 9'10" x 8'9"  
3.00m x 2.66m | 9'10" x 8'9"
- 3 BEDROOM  
3.56m x 3.40m | 11'8" x 11'2"  
3.56m x 3.40m | 11'8" x 11'2"
- 4 BALCONY  
1.63m x 3.89m | 5'4" x 12'9"  
1.63m x 3.89m | 5'4" x 12'9"

**Total floor area** 53 square metres

THE GROSVENOR  
UNRELEASED  
1 BED

FLOOR PLAN  
VIEWS  
SPECIFICATION



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: E**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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