



**BATTERSEA & NINE ELMS  
ESTATES**

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



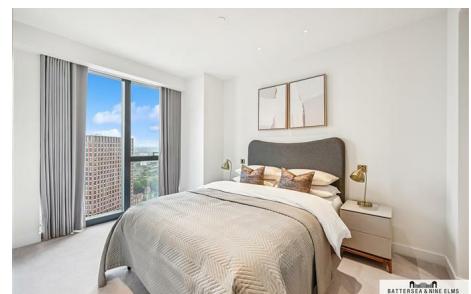
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## **Nine Elms Lane London**

**£1,800 Per Week**

This two bedroom, two bathroom luxury apartment is located in the River Park Tower, right beside the River Thames. Situated on a high floor, this modern property offers far reaching views and has a spacious feel with a generous area of over 1,000 square feet.

Residents of River Park Tower can take advantage of a range of exceptional amenities including the cinema conference rooms, roof terrace, and the fitness centre and juice bar.

The development is just a few moments away from Vauxhall under and Vauxhall Overground, providing great connections in and out of the city.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,800 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Communal | Internet: FttP

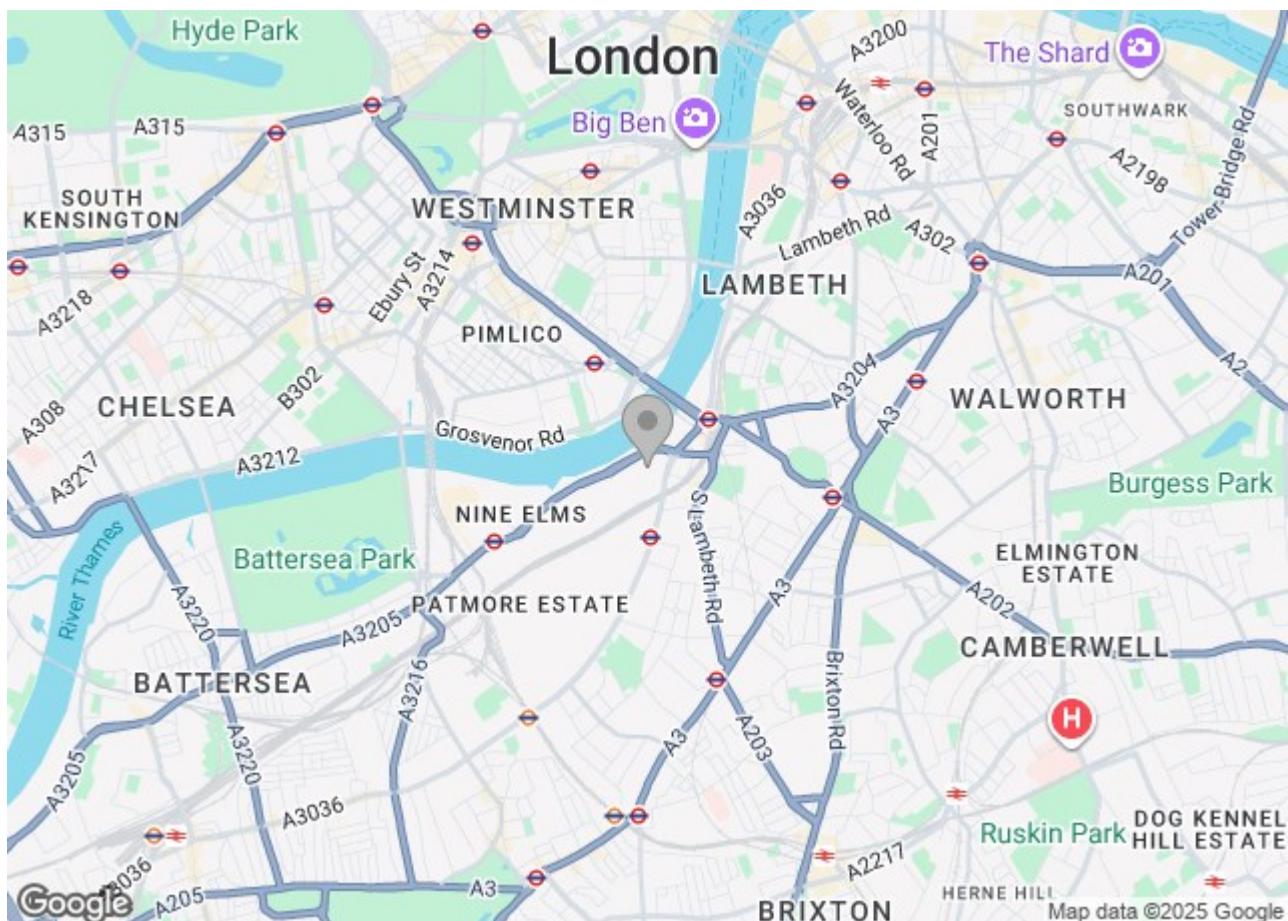
To check broadband and mobile phone coverage please visit Ofcom.

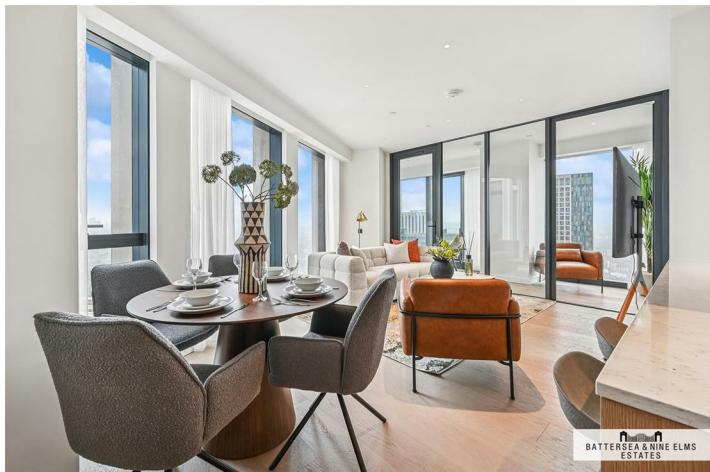
To check planning permission please visit Wandsworth Council Website Planning & Building Control

# Nine Elms Lane London



- 2 double bedrooms
- Cinema and conference rooms
- Close to zone one transport links
- 24 hour concierge
- Fitness suite and juice bar
- Sky Terrace
- 1,025 sq ft





## 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 <sub>2</sub> ) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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