



**BATTERSEA & NINE ELMS
ESTATES**

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One Linear Place, Nine Elms

Offers In Excess Of £1,500,000

Welcome to this stunning new apartment located at One Linear Place in the vibrant area of Nine Elms. This modern residence offers a spacious living environment, boasting an impressive 830 square feet of well-designed space.

The apartment features two generously sized bedrooms with two bathrooms (one ensuite) providing ample space for rest and privacy.

The property is designed with contemporary living in mind, showcasing high-quality finishes and modern amenities throughout. With its new construction, you can enjoy the benefits of a fresh and stylish home, ready for you to make your own.

Additionally, this apartment includes parking for one vehicle, a valuable feature in this bustling area. Nine Elms is known for its excellent transport links and proximity to a variety of shops, restaurants, and green spaces, making it an ideal location for both professionals and families alike.

This apartment at One Linear Place presents a wonderful opportunity to experience modern living in a sought-after area.

Approximately 999 years remaining on lease

Ground rent amount: N/A

Ground rent review period: N/A

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: Wandsworth

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access

Ponton Road London



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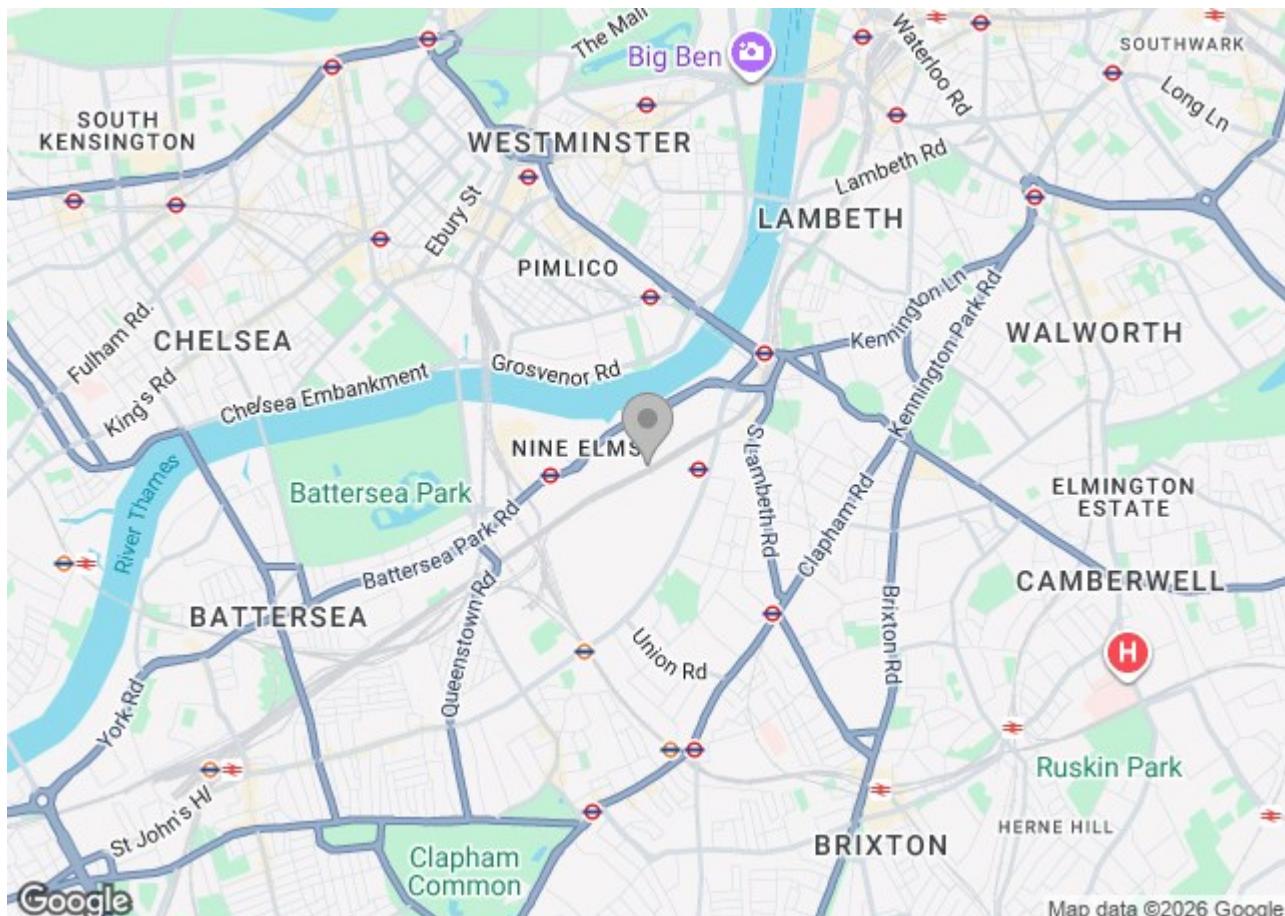


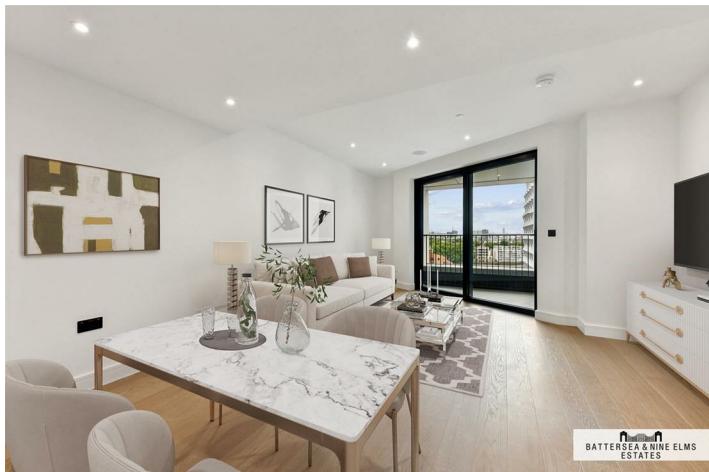
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B

- Two Bedrooms
- Two bathrooms (one en-suite)
- 24 hour concierge
- Cycle storage
- Residents Lounge
- Opportunity to apply for Moda+Co membership





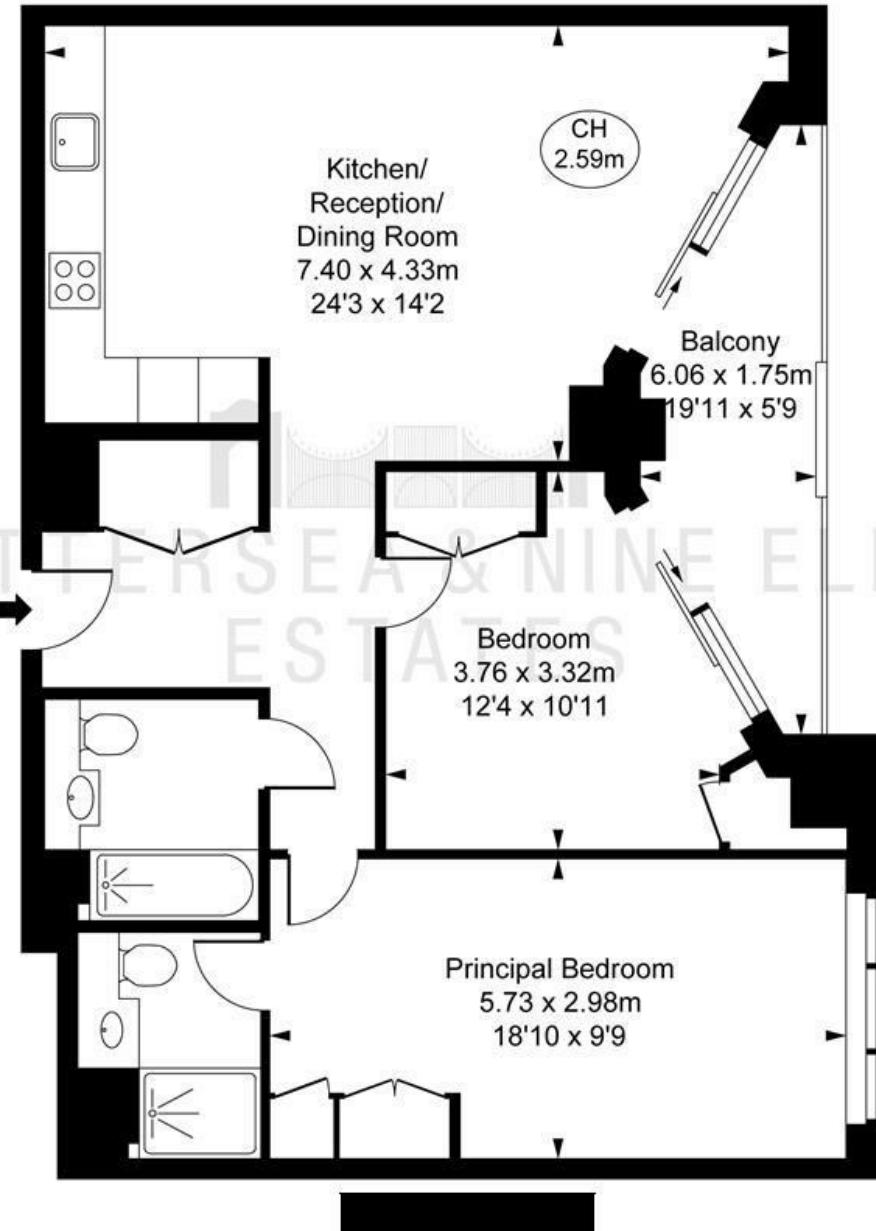
Floor Plan

Linear Place, SW11

Approximate Gross Internal Area
77.07 sq m / 830 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		87	87
(81-91) B			
(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		

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		