

## One Linear Place London

**£875 Per Week**

Set within the newly completed London Square development, this contemporary two-bedroom, two-bathroom apartment delivers high-quality modern living. A bright and well-proportioned reception area provides an inviting space for both everyday living and entertaining, while the two spacious bedrooms offer comfortable and private accommodation. Both bathrooms are finished in a sleek, modern style.

Residents enjoy access to a 24-hour concierge service alongside a residents' lounge, enhancing convenience and comfort.

Ideally located in the heart of Nine Elms, the apartment is within easy reach of excellent transport connections, a wide selection of shops and restaurants, and a range of cultural destinations, making it perfectly suited to city living.

\*Photos have been digitally staged for marketing purposes\*

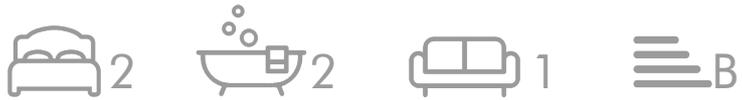
Council Tax Band: Wandsworth TBC  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £875 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: Fttp

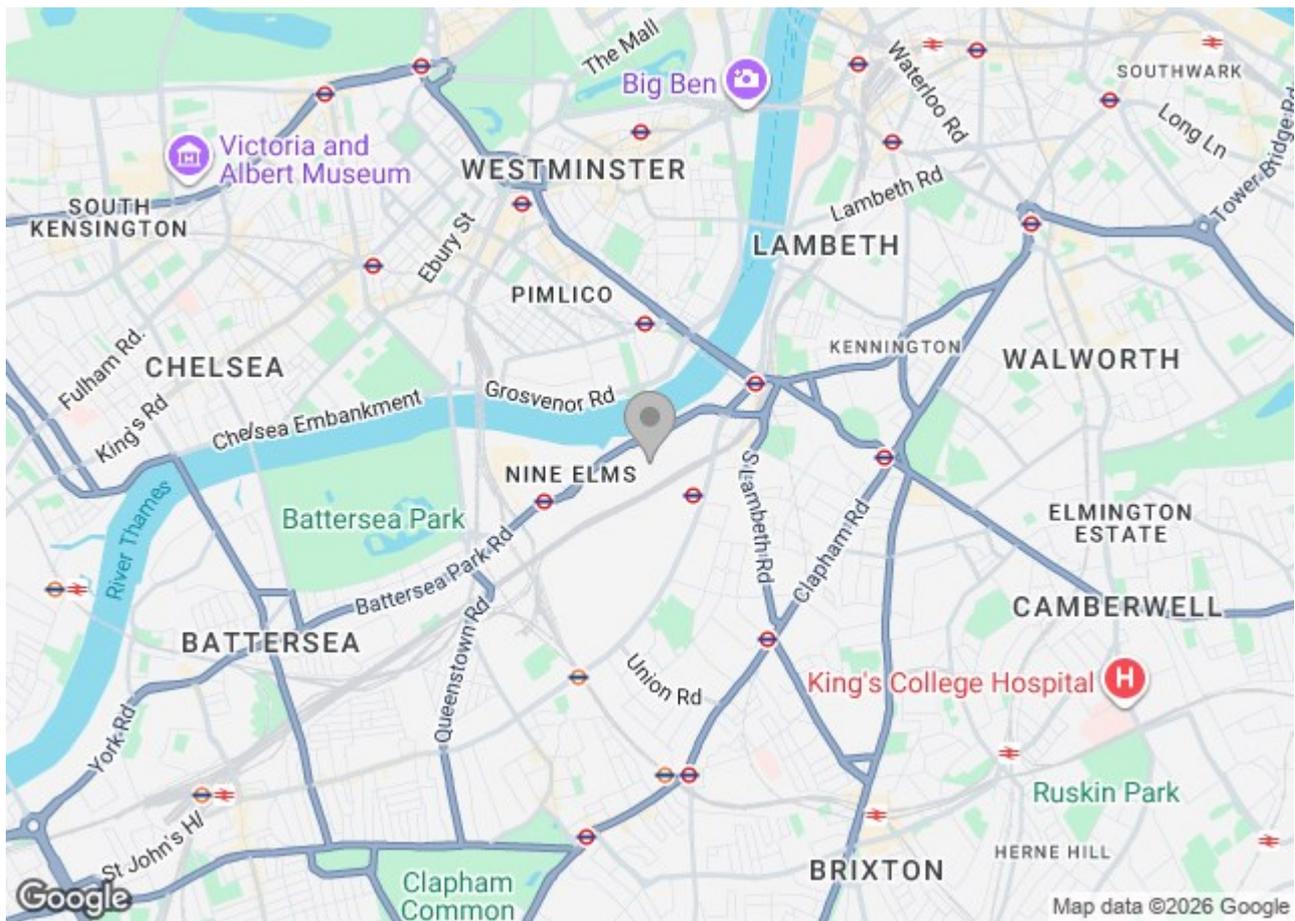
To check broadband and mobile phone coverage please visit Ofcom.

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

# One Linear Place London



- 2 Bedroom
- Private Balcony
- New Development
- 2 Bathroom
- Comfort cooling/underfloor heating
- 24 Hour Concierge
- Close to Zone 1 transport links

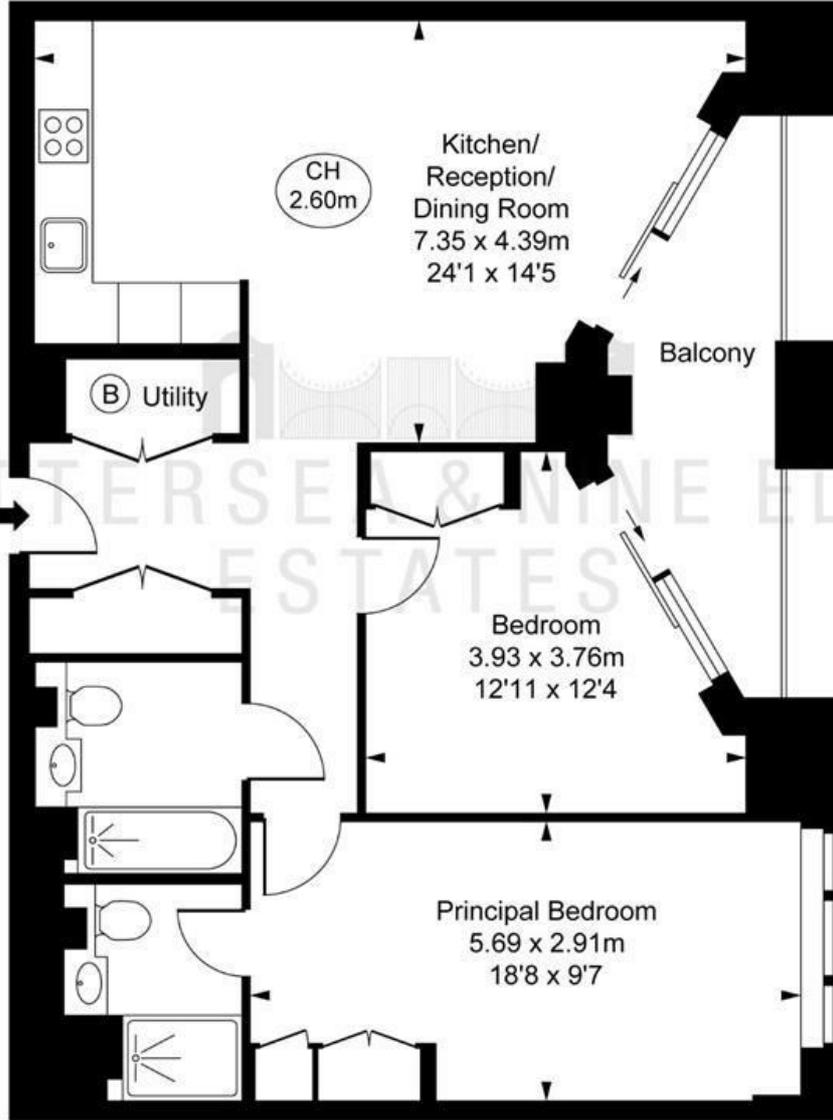




Linear Place,  
Ponton Road, SW11  
Approximate Gross Internal Area  
75.78 sq m / 816 sq ft



( 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  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> | 88        |
| (81-91) <b>B</b>  |           |
| (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                       |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |           |
| (81-91) <b>B</b>  |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions                       |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |