



**BATTERSEA & NINE ELMS
ESTATES**

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



**BATTERSEA & NINE ELMS
ESTATES**



8 Carnation Way London

£1,350 Per Week

Breath-taking two double bedroom, two bathroom apartment to rent in the sought after Thames City Development.

Comprising of over 1,000 sq ft of living space, this spacious property consists of a large open plan living/kitchen area with integrated appliances, two double bedrooms both with built in storage and the main bedroom boasting a large four piece en-suite, a family bathroom and ample storage completes the living accommodation.

Located in the heart of Nine Elms, this development offers residents access to a 30m swimming pool, fully equipped gym, spa, sauna, cinema room and other communal spaces like a residents lounge. The development is surrounded by a wealth of local amenities, including shops, restaurants, cafes, and cultural attractions. The nearby Battersea Park, one of London's largest and most scenic parks, offers expansive green spaces, sports facilities, and recreational options.

With excellent transport links, including the nearby Vauxhall Station (Victoria Line and National Rail), residents enjoy easy access to Central London, as well as the City and the West End.

Minimum contract: 12 months

Council tax band : Wandsworth - F

Change of contract fee: £50 including VAT

Lift access

Holding Deposit - £1,350 (1 weeks rent, subject to agreed offer)

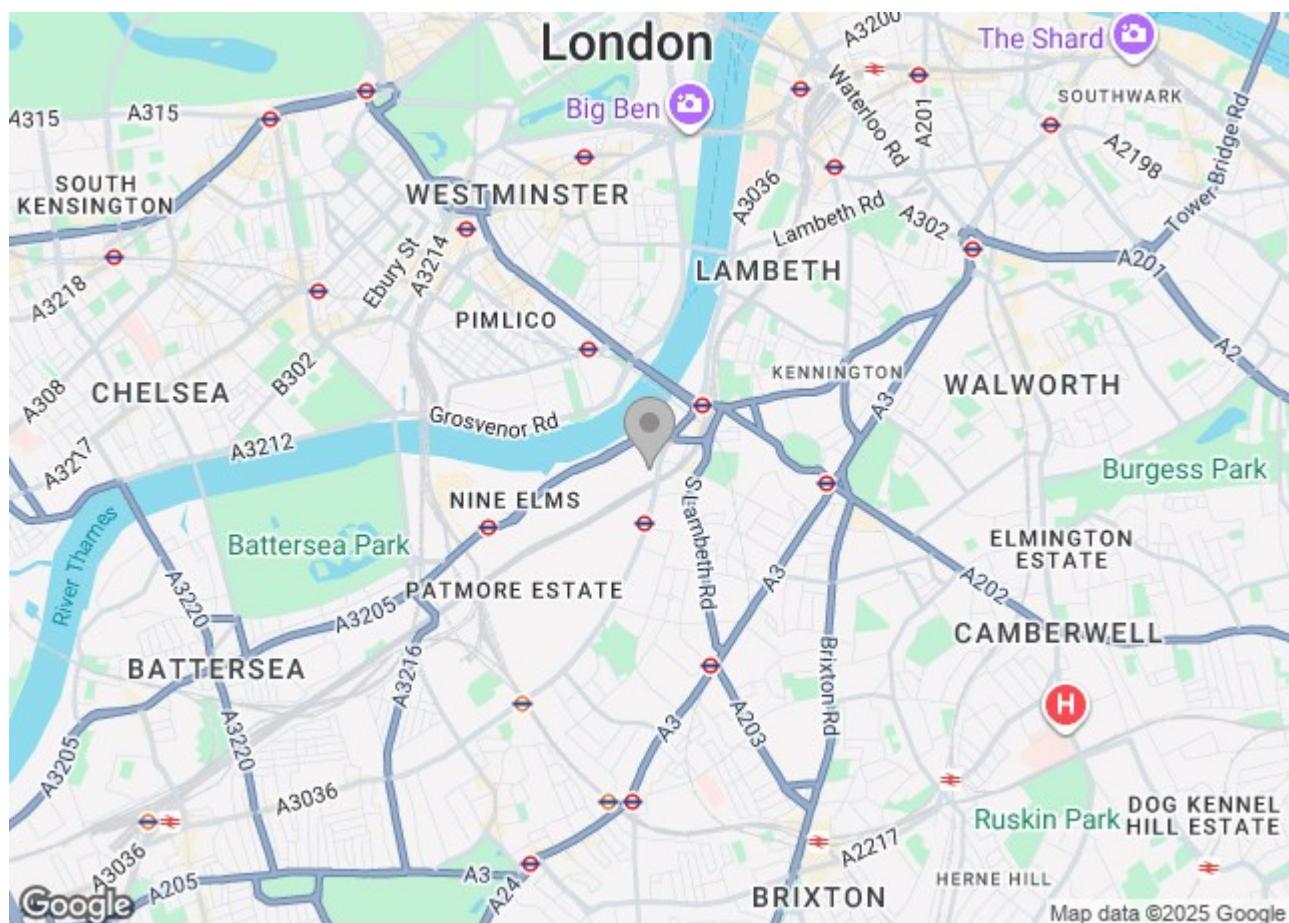
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fibre

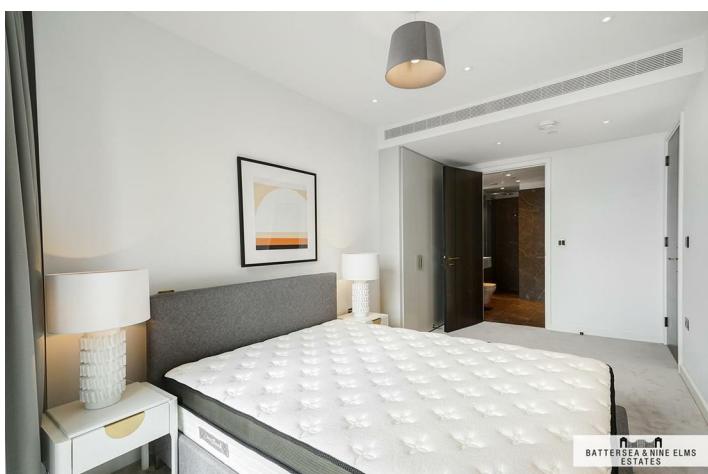
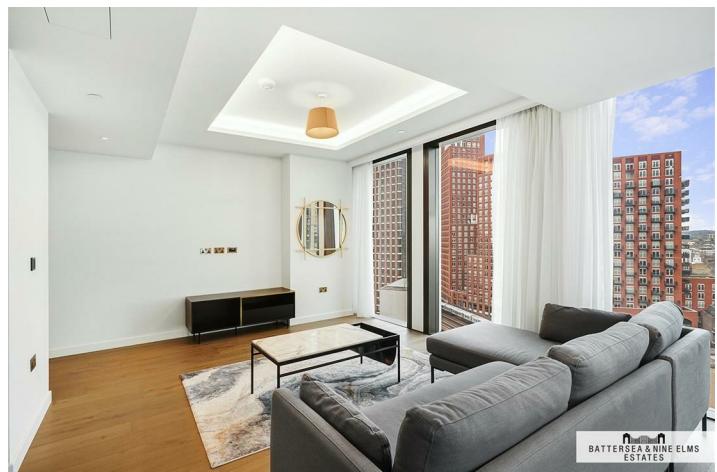
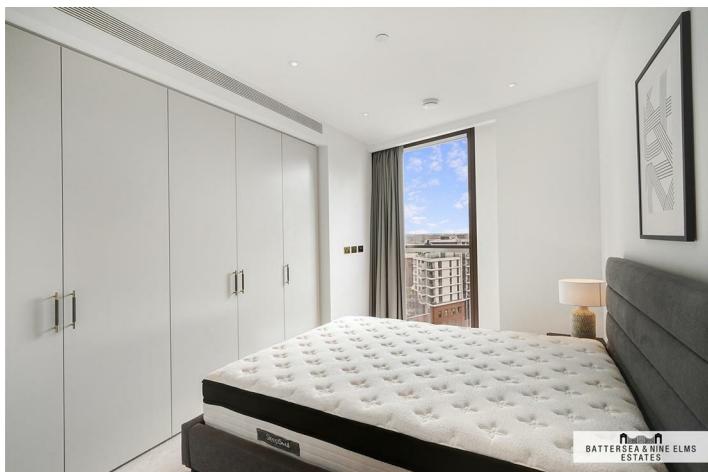
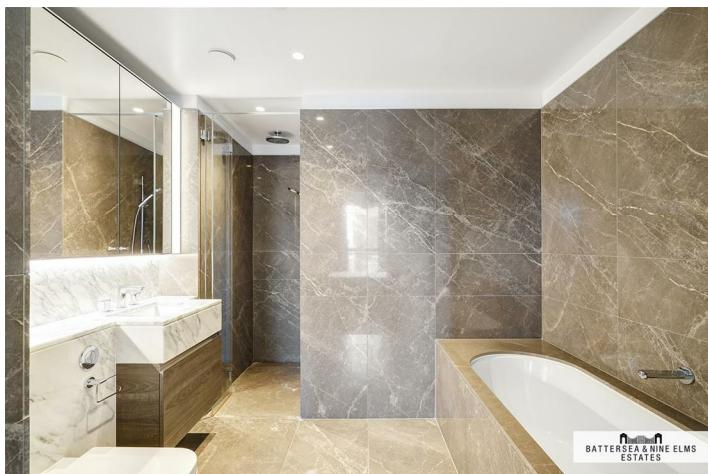
To check broadband and mobile phone coverage please visit Ofcom.

8 Carnation Way London



- 24 Hour Concierge
- Private Screening Room
- Residents Gym
- Residents Pool and Spa





Floor Plan

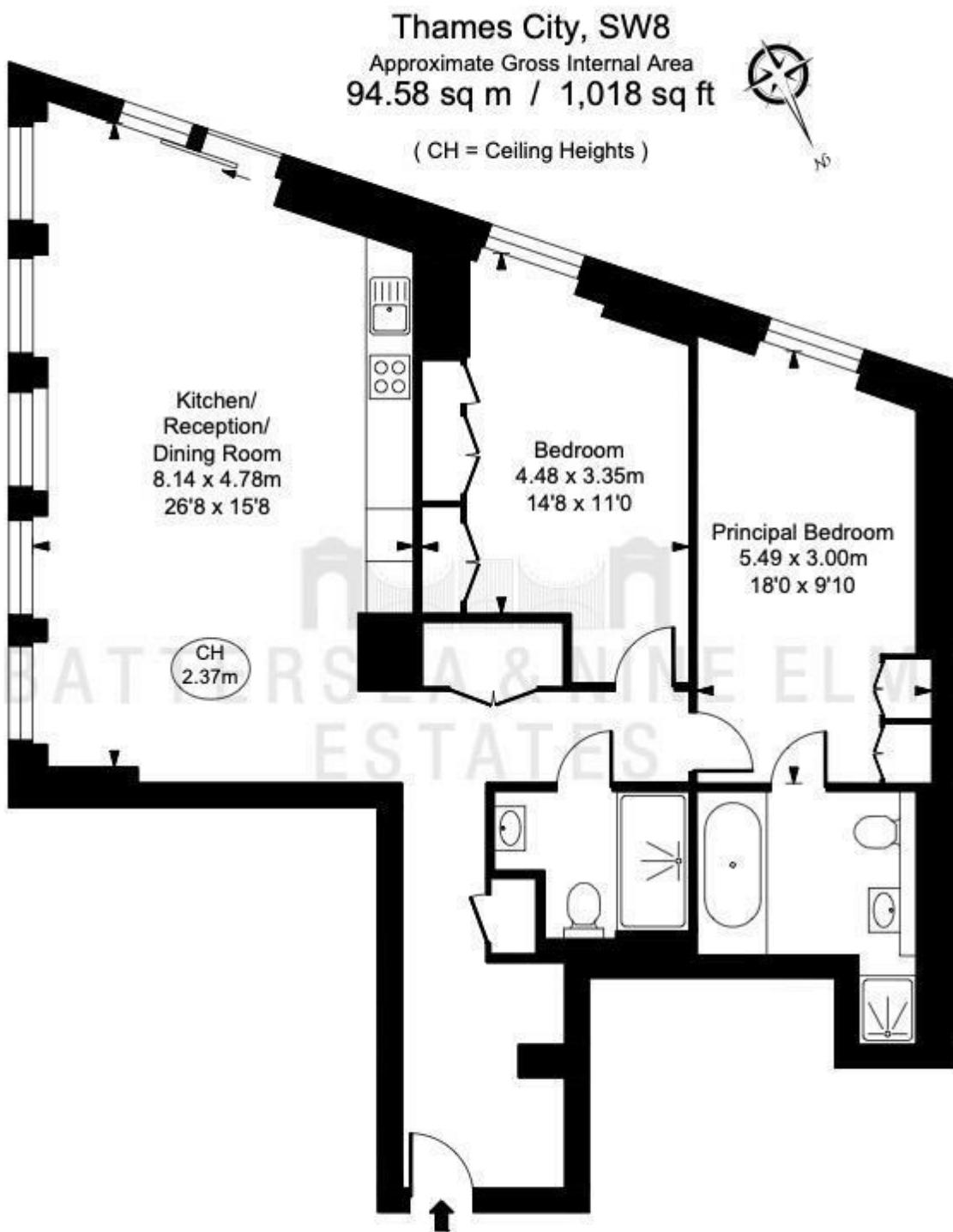


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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		85	85
(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		