



## 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 developments 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

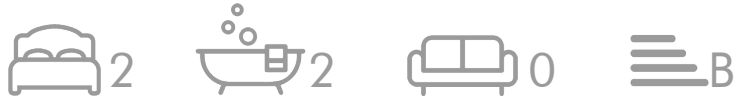
Lift access

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

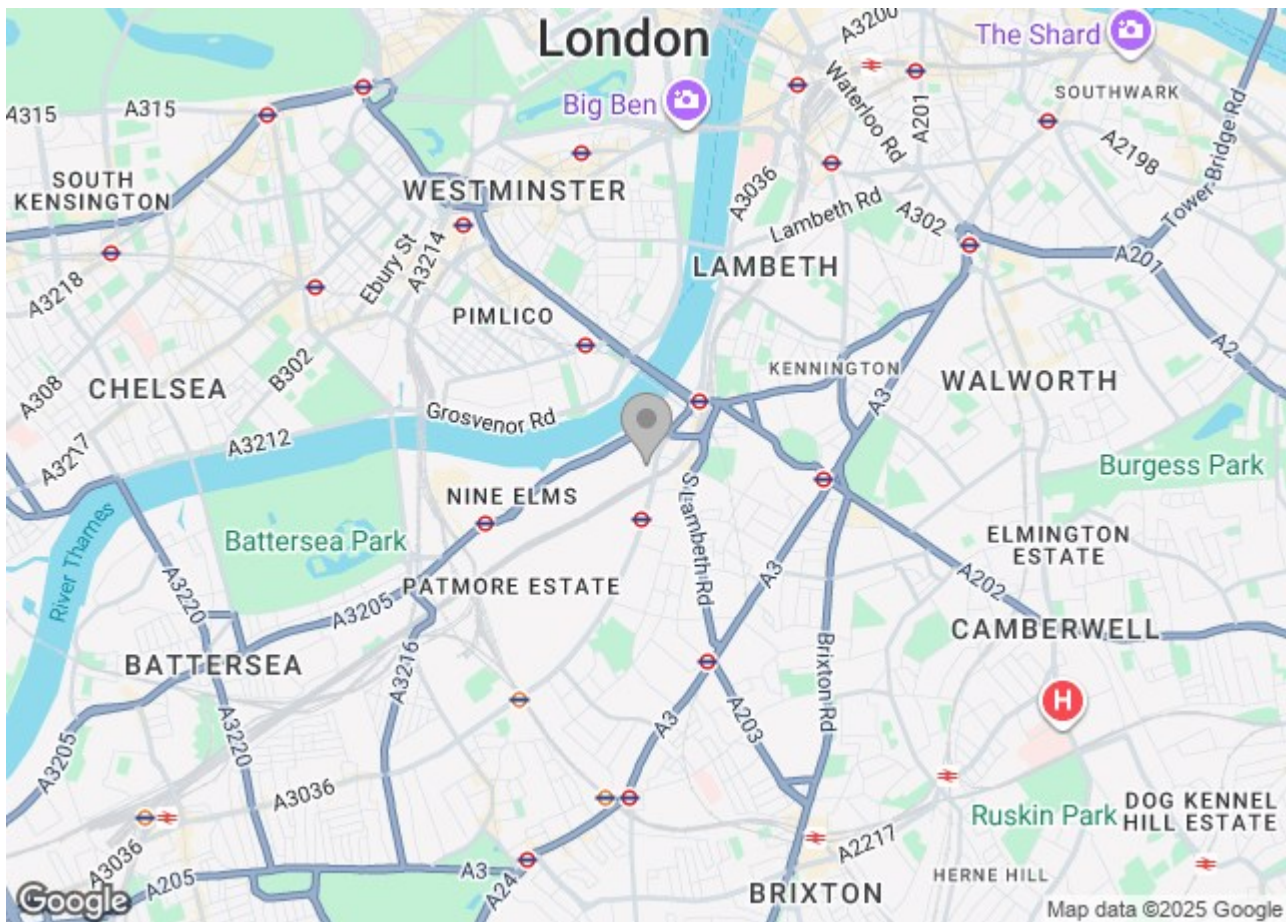
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Fibre

To check broadband and mobile phone coverage please visit Ofcom.

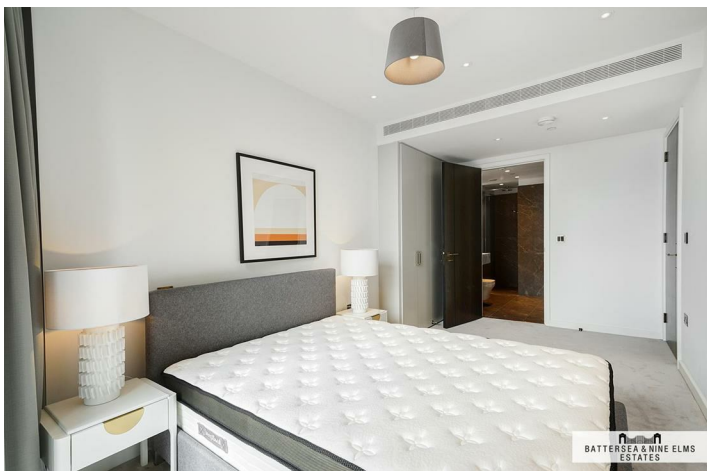
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- 24 Hour Concierge
- Residents Gym
- Residents Pool and Spa
- Private Screening Room







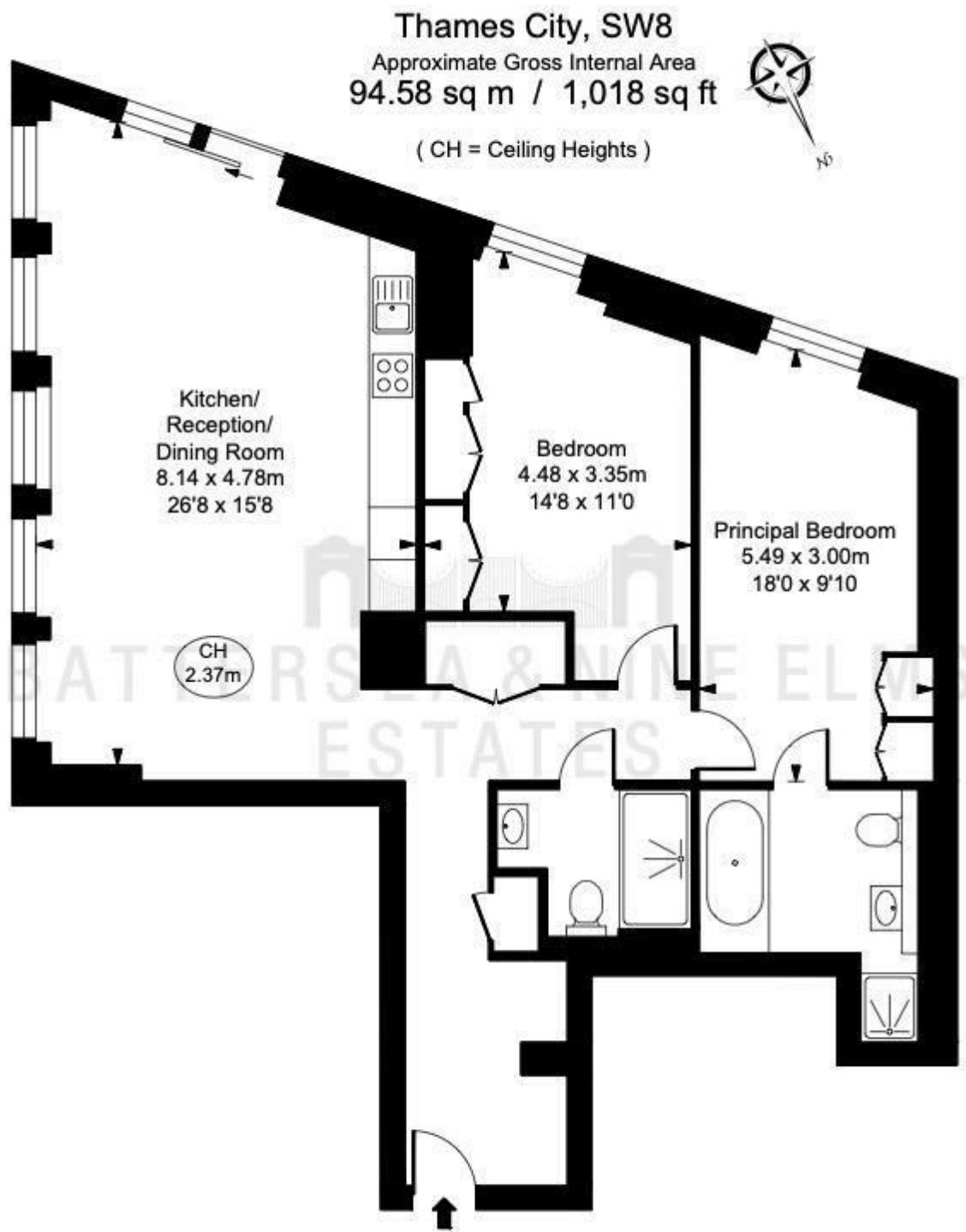


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firm's 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			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	