

30 Ponton Road London

£950 Per Week

A spacious two bedroom, two bathroom available to rent in the highly sought after Madeira Tower The Residence development. Furnished to the highest standard the apartment features an open plan living and kitchen area with floor to ceiling windows and a winter garden. The property features include fully integrated AEG appliances complete with washer/dryer, oven and microwave as well as underfloor heating throughout.

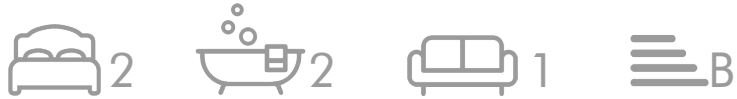
Residents can also enjoy the wonderful on site amenities including the gym, private cinema, yoga room and meeting room. Excellently located the apartment is situated within the newly regenerated Nine Elms area with easy access to Vauxhall station and other zone one transport links.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £950 (1 weeks rent, subject to agreed offer)

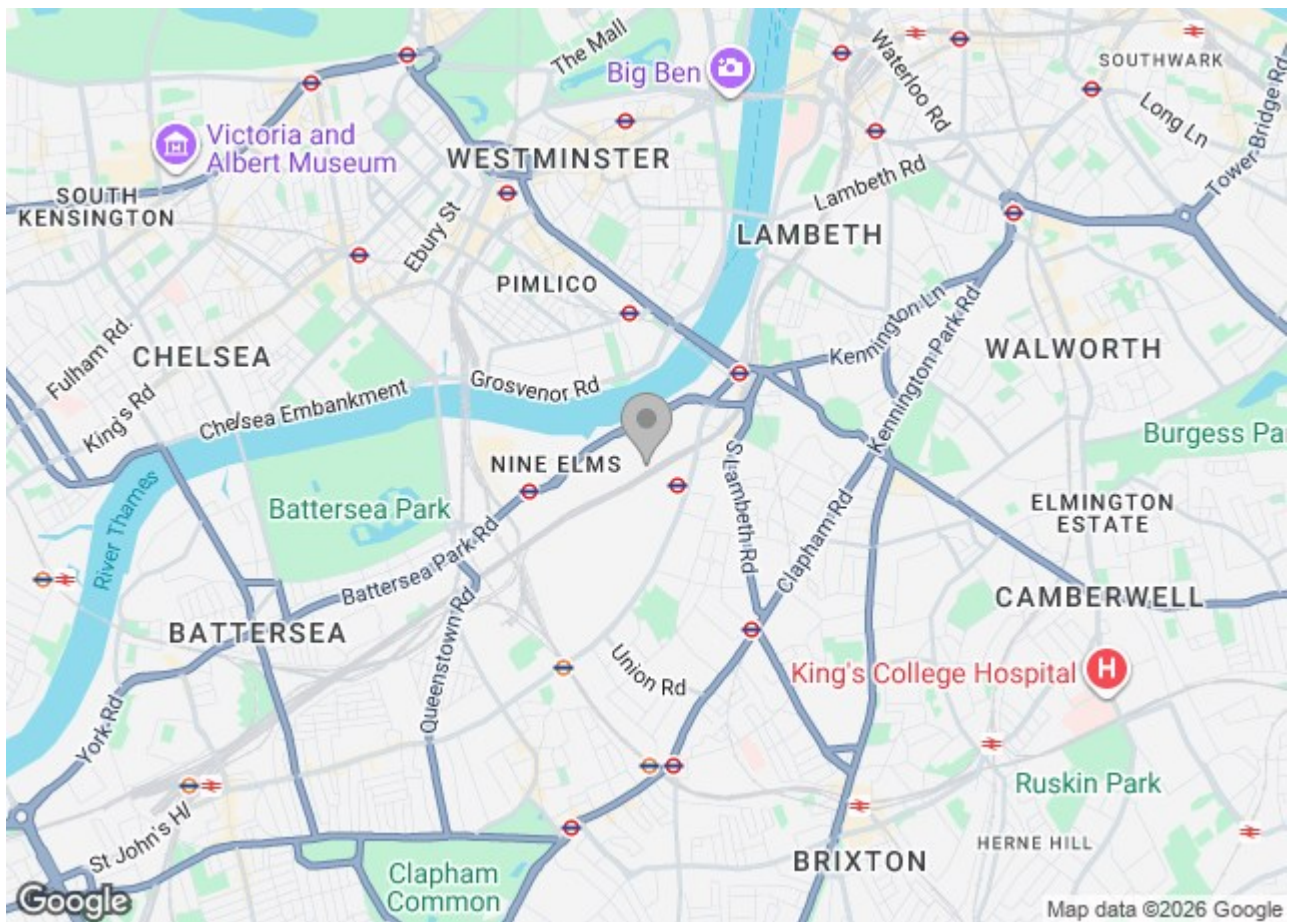
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre | Parking available by separate negotiation | Lift access

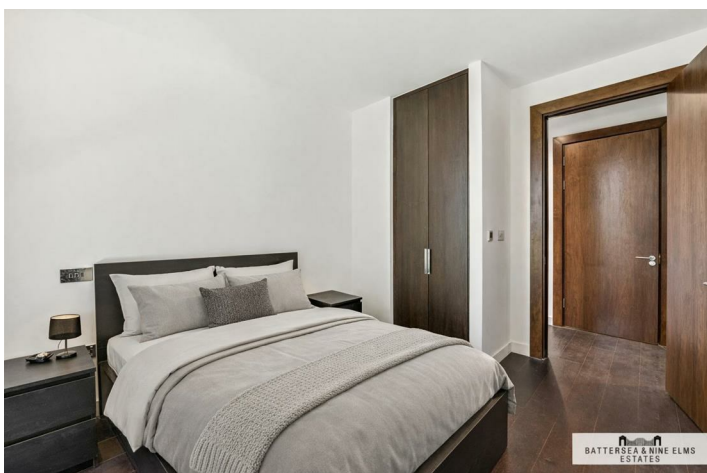
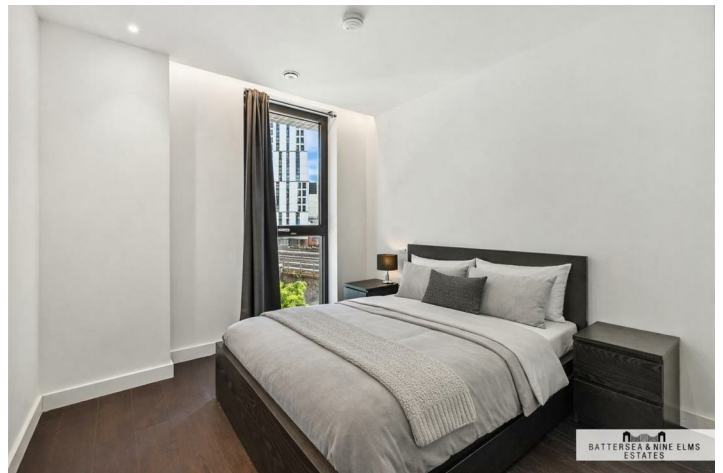
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

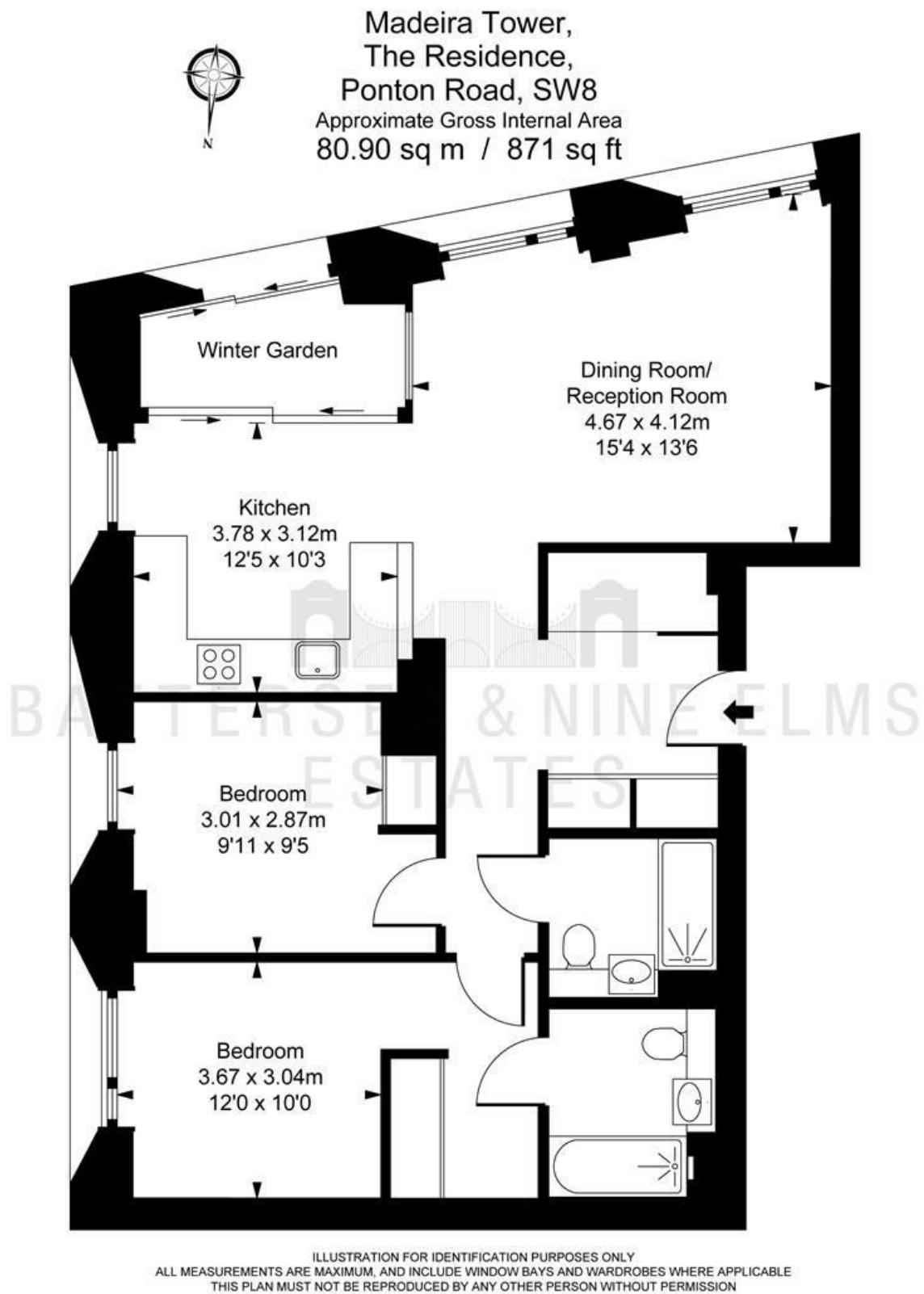
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- Two double bedrooms
- Two bathrooms (one en suite)
- Residents gym & meeting room
- 24 Hour concierge
- Close to zone 1 transport links







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