

**BATTERSEA & NINE ELMS
ESTATES**

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



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London

£725 Per Week

Located in the brand new One Linear Place development, this stylish one-bedroom, one-bathroom apartment offers modern city living at its finest. The spacious reception room is ideal for relaxing or entertaining, while the generously sized bedroom provides a peaceful retreat. The bathroom is sleek and contemporary.

Residents also benefit from a 24 hour concierge service and a residents' lounge.

Perfectly positioned in vibrant Nine Elms, the apartment is close to excellent transport links, shops, restaurants, and cultural attractions—making it an ideal base for city life.

Council Tax Band: Wandsworth F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £725 (1 weeks rent, subject to agreed offer)

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

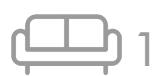
To check broadband and mobile phone coverage please visit Ofcom.

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

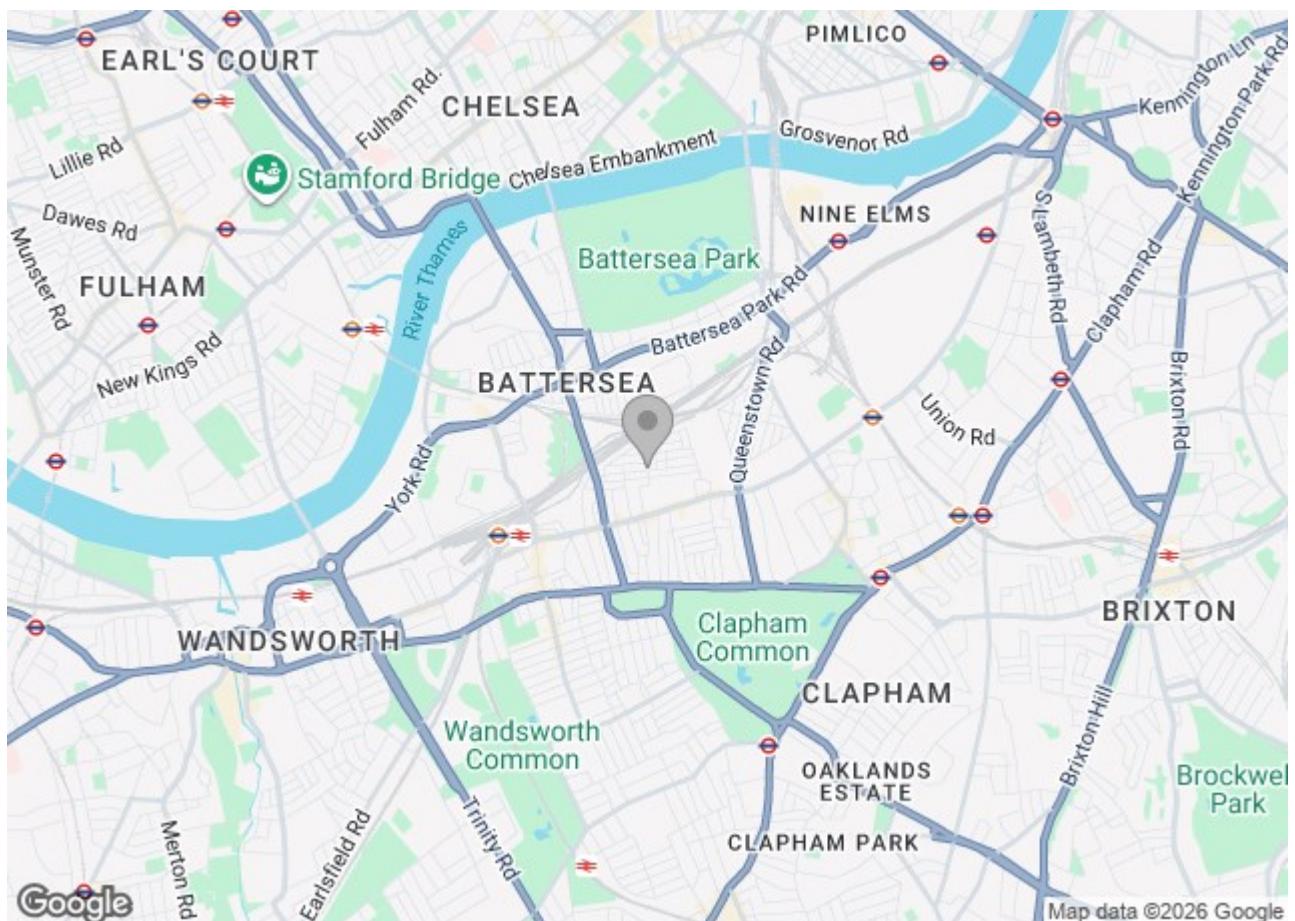
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

London

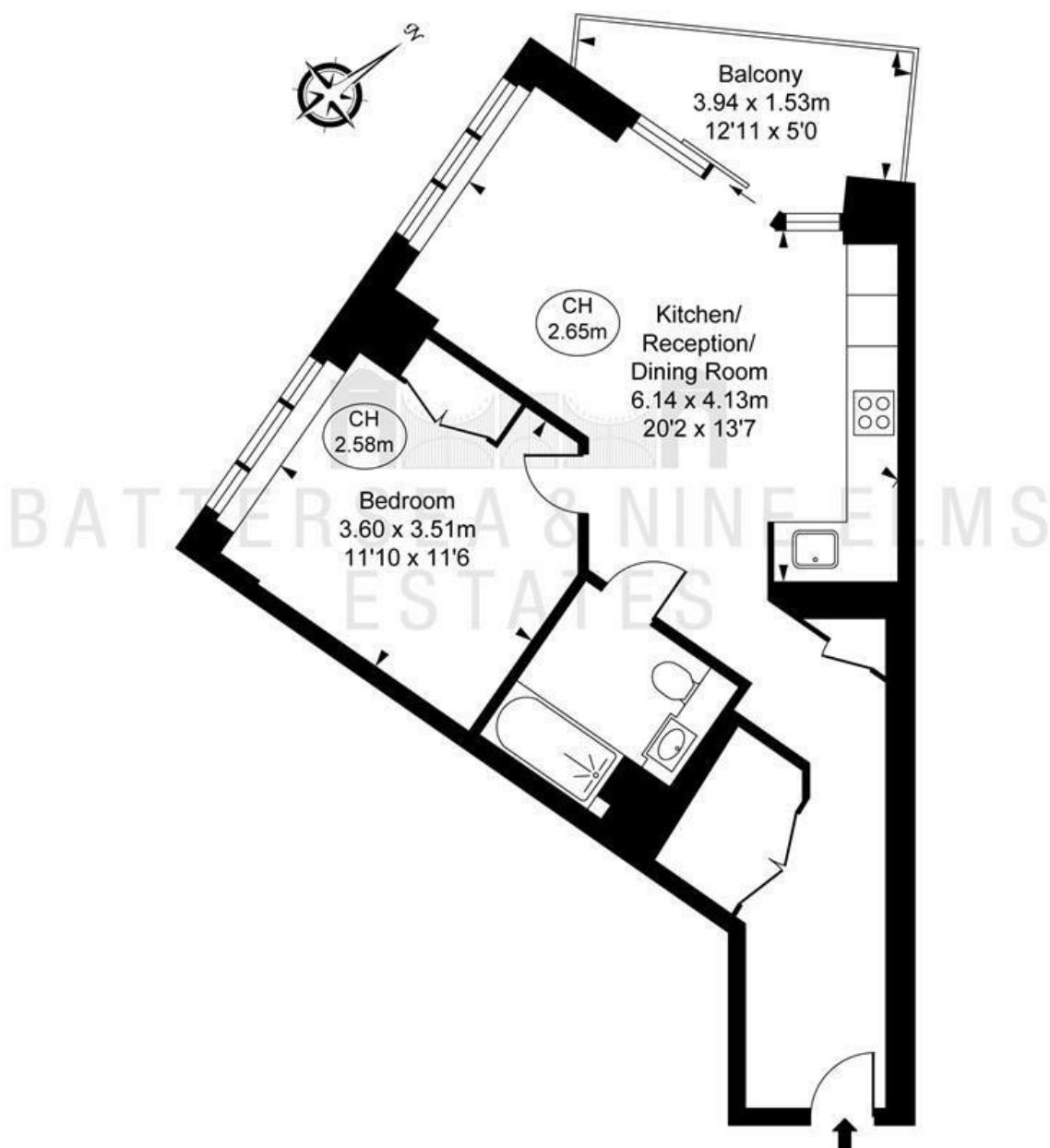


- 1 bedroom
- Private Balcony
- New development
- 1 bathroom
- Comfort cooling/underfloor heating
- 24 hour concierge
- Close to Zone 1 transport links





Linear Place,
Nine Elms, SW11
Approximate Gross Internal Area
53.15 sq m / 572 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		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	