




**BATTERSEA & NINE ELMS
ESTATES**




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Nine Elms Lane London

£1,500 Per Week

Situated in the vibrant area of Nine Elms, this exquisite apartment offers a remarkable living experience with stunning river views. Spanning nearly 2,000 square feet, this spacious residence is designed to provide both comfort and elegance.

The apartment features four generously sized bedrooms, making it ideal for families or those who enjoy having extra space for guests or a home office..

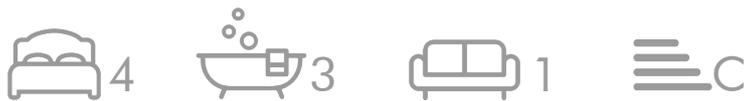
Located in Zone 1, this property boasts excellent transport links, making it easy to navigate the city and beyond.

Council Tax Band: Wandsworth - G
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1500 (1 weeks rent, subject to agreed offer)

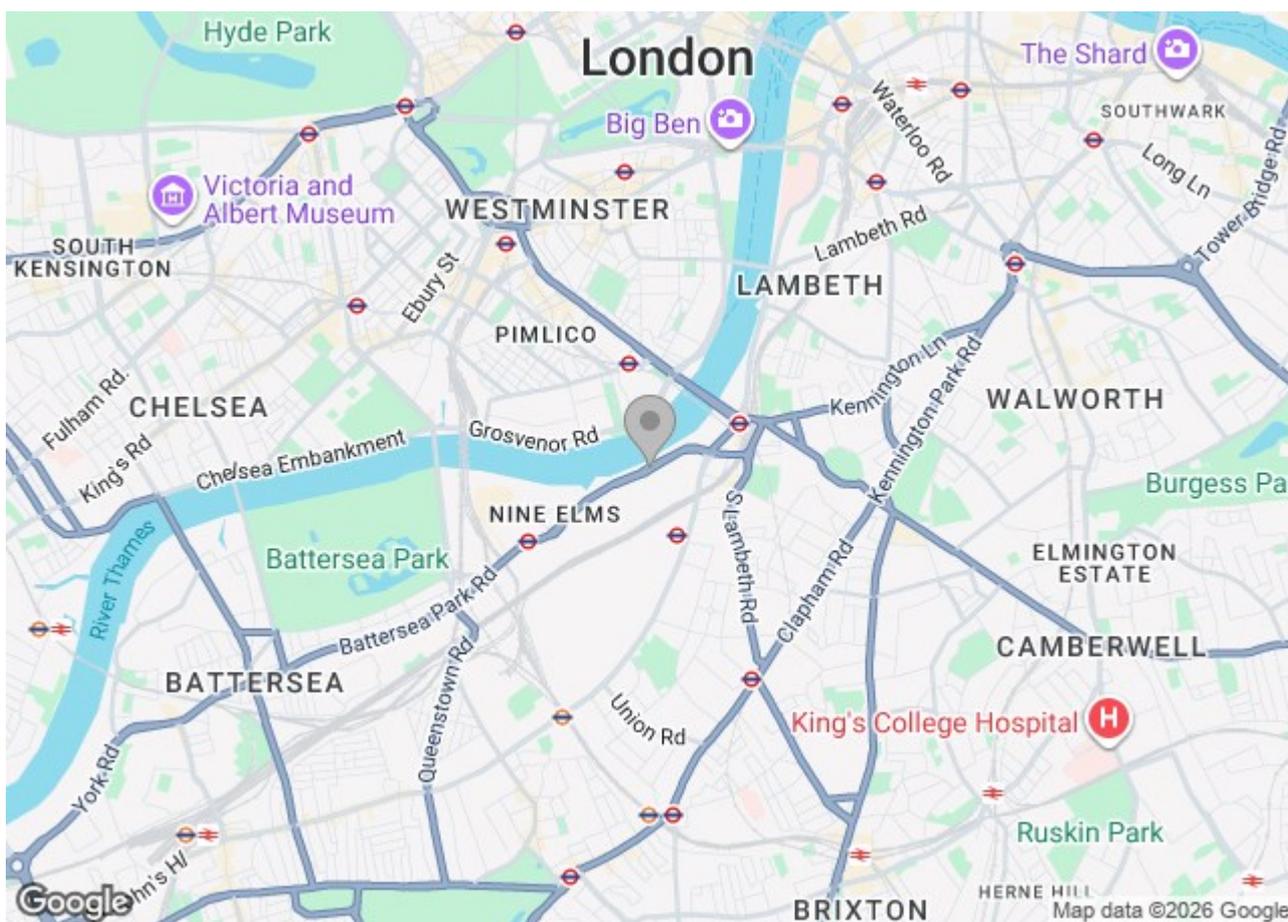
Electricity supply – Ask Agent | Cold Water supply – Ask Agent | Sewerage – Ask Agent | Hot water, heating - Ask Agent | Internet: ADSL | No Parking |

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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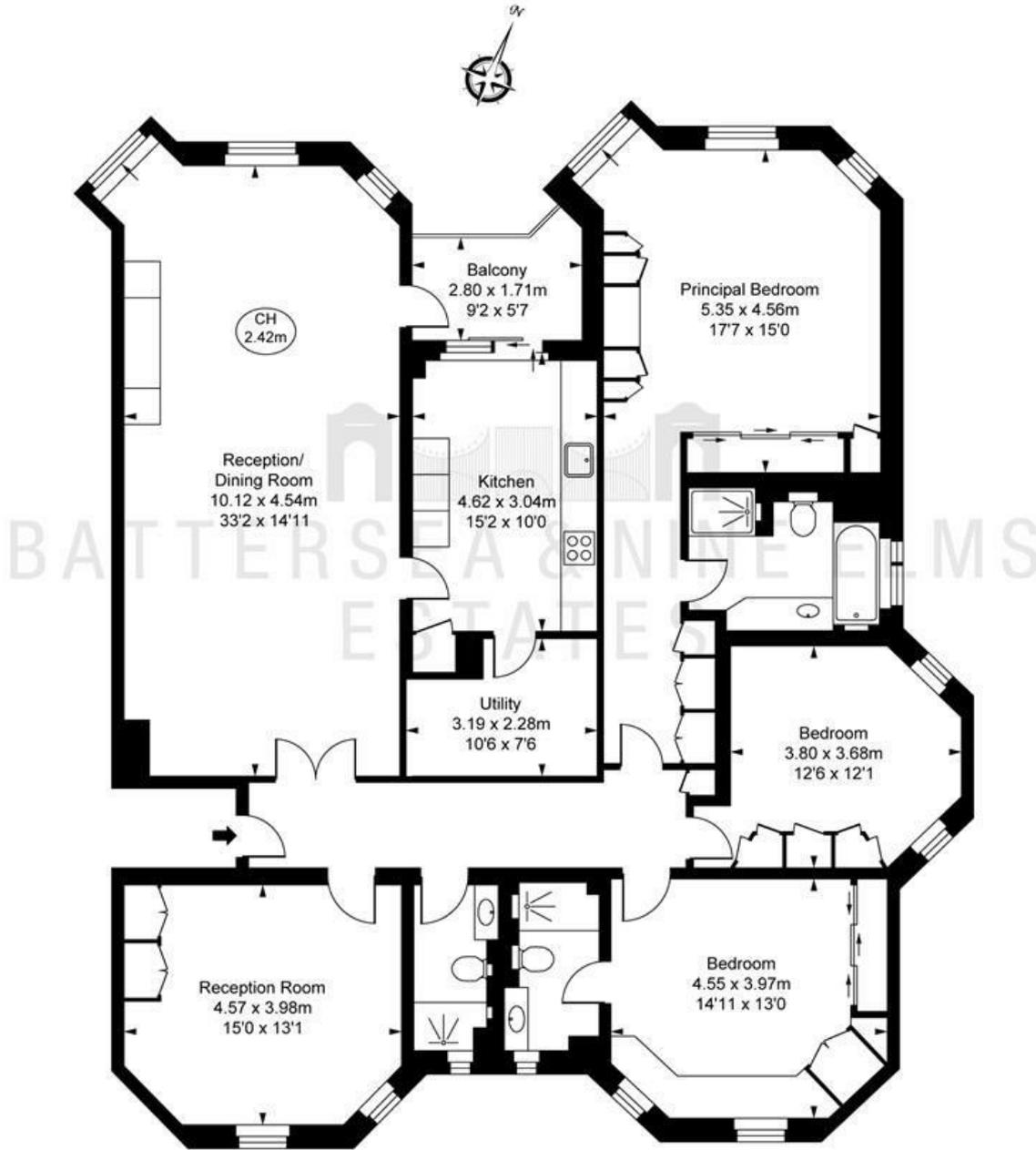
- River views
- Central location
- Generous living space
- Built in storage
- Zone 1 transport links





Floor Plan

Riverside Court,
 Nine Elms Lane, SW8
 Approximate Gross Internal Area
 181.93 sq m / 1,958 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.
 © Fulham Performance

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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	80	83
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	