

## Carnation Way London

**£1,315 Per Week**

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

This spacious property consists of a large open plan living/kitchen area and two double bedrooms with an en-suites.

Located in the heart of Nine Elms, this developments offers residents access to a 30m swimming pool, fully equipped gym, spa, sauna, cinema room, resident's lounge, sky bar, podium garden, karaoke room, library and more! 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.

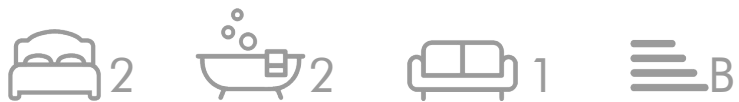
With excellent transport links, including the nearby Vauxhall Station (Victoria Line and National Rail), residents enjoy easy access to Central London, as well as the City and the West End.

Council tax band : Wandsworth - E  
Change of contract fee: £50 including VAT  
Lift access  
Holding Deposit - £1,315 (1 weeks rent, subject to agreed offer)

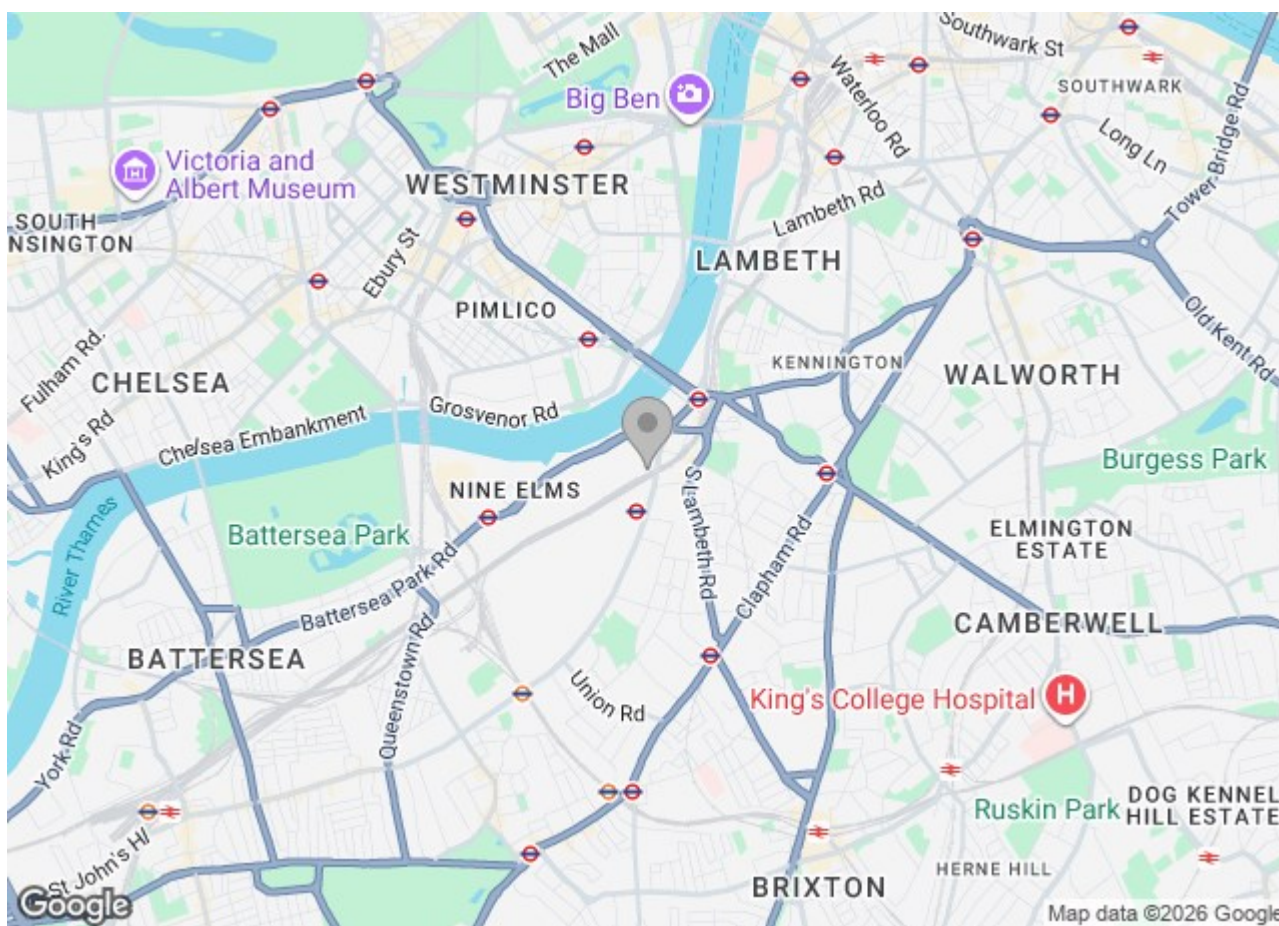
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating and Cooling – Communal | Internet: Ftp

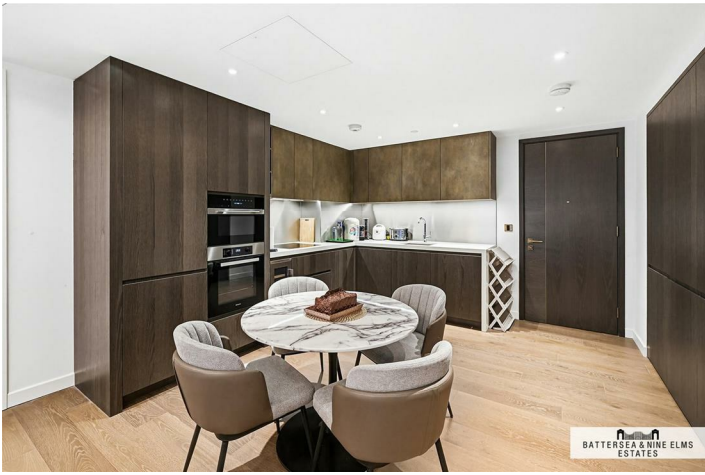
To check broadband and mobile phone coverage please visit Ofcom

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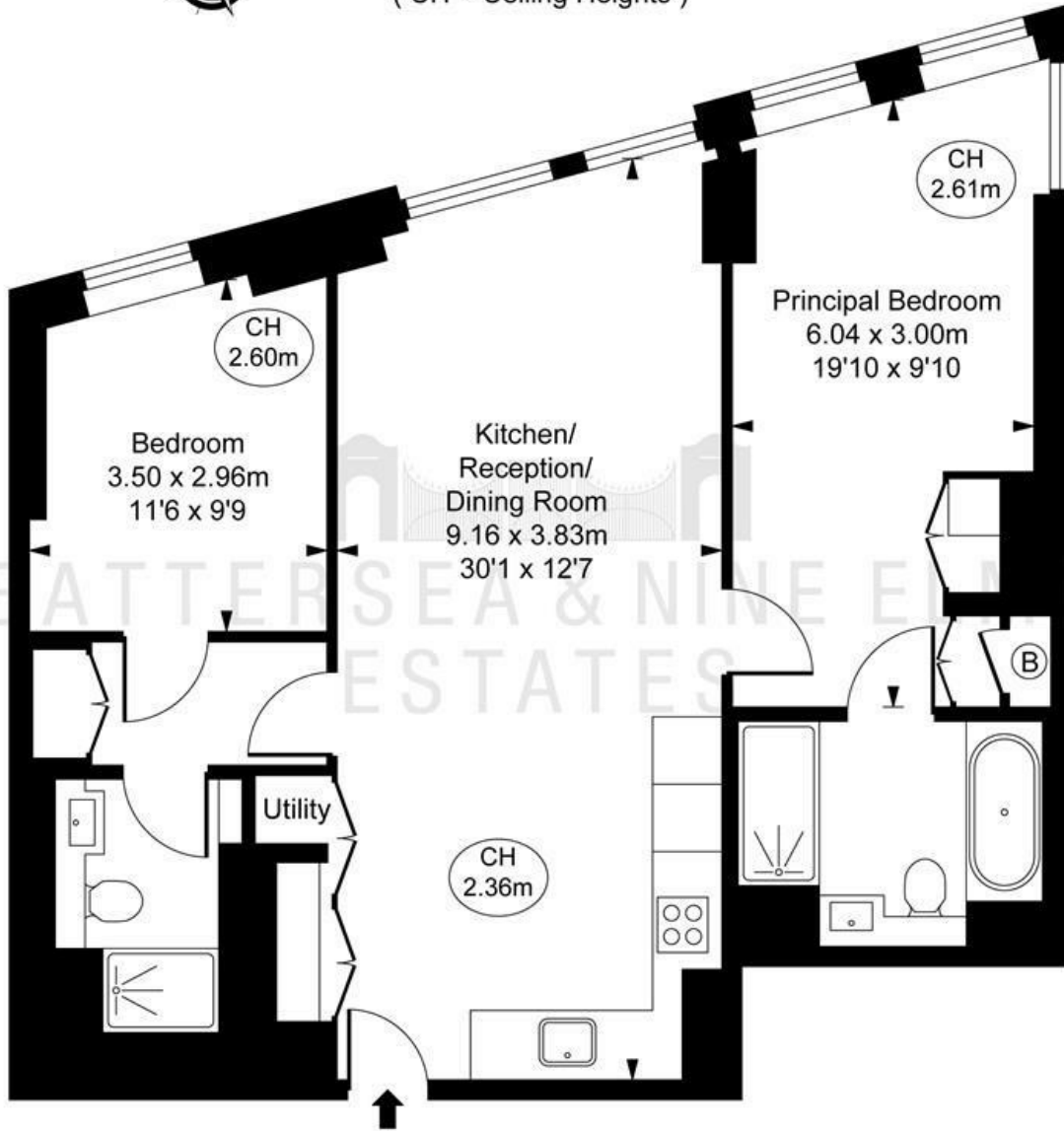
- 24 Hour Concierge
- Residents Gym
- Residents Pool and Spa
- Private Screening Room
- Two En-suite Bedrooms
- Comfort Cooling and Underfloor Heating







**Carnation Way, SW8**  
 Approximate Gross Internal Area  
**81.30 sq m / 875 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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