



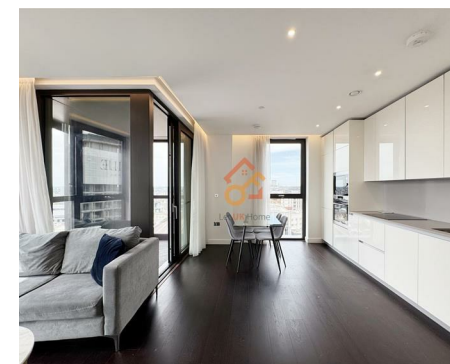
Let **UK** Home

2 Bedrooms

Flat

Located in London

£850,000



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 30 Ponton Road London

SW11 7AB



Let UK Home are excited to offer this spectacular 2 bedroom apartment in Madeira Tower, part of The Residence development, located in Nine Elms, moments from the U.S. Embassy.

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

Residents of The Residence will have a plethora of benefits, with access to a range of exclusive on-site amenities, including a fitness centre, concierge service, media lounge and meeting suite for your business needs.

The property is strategically located close to the transportation hub, with multiple modes of transportation such as subway, train and Thames Clippers, which can quickly reach many famous universities such as University of London, London School of Economics and Political Science, Imperial College London, King's College London, Royal College of Music, Royal College of Art and Central Saint Martins. Many landmarks in central London can be quickly reached, such as Harrods, Bond Street, Chinatown, Soho, the City of London, Borough Market, The Shard, etc., all within a short distance. There are many restaurants along Wandsworth Road, including Indian restaurants, Italian restaurants, etc. Supermarkets such as Tesco Express, Sainsbury's Local, Waitrose, etc. are widely distributed to meet daily shopping needs.

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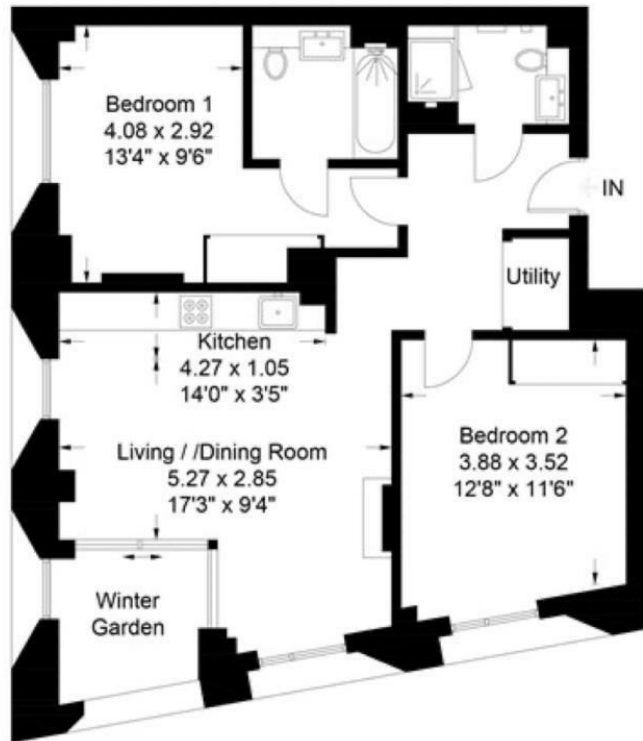
£850,000 Leasehold



- 10th Floor
- 24h Security
- Cinema & Game Room
- Concierge Service
- The Gym
- EPC Rating: B



Ponton Road, SW11  
 Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Let **UK** Home

3F 2 Eastbourne Terrace  
 Paddington  
 London  
 W2 6LG

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info@letukhome.co.uk

**Council Tax Band: F**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		83	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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