



Let **UK** Home

2 Bedrooms

Flat

Located in London

£5,600 Per Month



info@letukhome.co.uk

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

01795 358 886



1 Nine Elms Lane London

SW8 5HE



Let UK Home are excited to offer this brand new 2-bedroom apartment in River Park Tower within the One Nine Elms development in Nine Elms, London SW8.

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

Residents of this exceptional development will have exclusive use of fitness centre, cinema, business lounge, multimedia and meeting rooms, children's play area, sky terrace and concierge. Furthermore, residents also have access to Park Hyatt London River Thames Residences amenities, including spa and dining options (additional fee).

It's ideally positioned along London's iconic south bank with an abundance of shopping outlets, restaurants and cafés at your doorstep. It is also connected to the American Embassy and Battersea Power Station via Linear Park, a ribbon of landscaped greenspace, and only a short walk from the open green space of Vauxhall Park. Battersea Park, where you'll enjoy an exciting array of leisure activities and community events, is also just within half an hour walk away.

The development is adjacent to a major transportation hub, with multiple travel options including the subway, trains, and Thames River Clippers. The transportation system is diverse, convenient, and efficient. The development is very close to Vauxhall Station, within walking distance. From Vauxhall Station, you can take the Victoria Line—one of London's important transportation hubs.

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- 21st Floor
- 24h Security
- Cinema & Game Room
- Concierge Service
- The Gym
- EPC Rating: B





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Total floor area 82 square metres

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) A			
(81-91) B		84	84
(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	

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