



1 Linear Place, London, SW11 7ER
£875 Per week



Set within the newly completed London Square development, this contemporary two-bedroom, two-bathroom apartment delivers high-quality modern living. A bright and well-proportioned reception area provides an inviting space for both everyday living and entertaining, while the two spacious bedrooms offer comfortable and private accommodation. Both bathrooms are finished in a sleek, modern style.

Residents enjoy access to a 24-hour concierge service alongside a residents' lounge, enhancing convenience and comfort.

Ideally located in the heart of Nine Elms, the apartment is within easy reach of excellent transport connections, a wide selection of shops and restaurants, and a range of cultural destinations, making it perfectly suited to city living.

Photos have been digitally staged for marketing purposes

Council Tax Band: Wandsworth TBC
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £875 (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

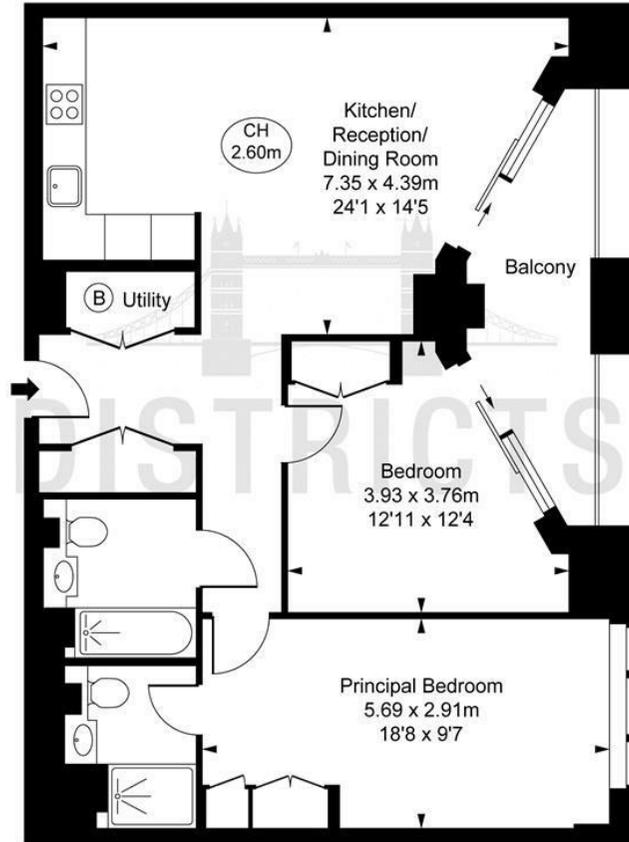




Linear Place,
Ponton Road, SW11
Approximate Gross Internal Area
75.78 sq m / 816 sq ft



(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		
	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		
England & Wales	EU Directive 2002/91/EC	

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