



One Linear Road, Ponton Road,
Nine Elms, SW11

Asking Price £1,215,000, Leasehold

NAPIER WATT

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Description

Welcome to London Square Nine Elms. An exclusive collection of 186 private apartments, set over 23 storeys in the desirable location of Nine Elms in London. Each apartment is rich in design, elegance and style, and beautifully complemented by bold, modern architecture. There is a wealth of specification in every home. Contemporary styled interiors are enhanced by the spectacular balcony views which span across the heart of London. A selection of 2 and 3 bedroom apartments available, with 2 beds starting from £1,215,000 STC and 3 beds from £2,100,000 STC.

Amenities:

- 24-hour concierge
- Resident's lobby
- Resident's lounge with WiFi
- Cycle storage
- Opportunity to apply for membership at Moda+Co Parking:
- Limited parking spaces available in basement by separate negotiation.

Key Features

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|------------------|-----------------------------|
| • 24 HOUR PORTER | • LIMITED PARKING AVAILABLE |
| • PASSENGER LIFT | • NEW BUILD |
| • BALCONY | • SELECTION AVAILABLE |

Terms

Tenure: 999-year leasehold from 21 January 2022

Service Charge: £6.44 per sq ft including Nine Elms Park Estate Charge. Additional service charge applicable for car park and motorcycle space (approx. £575 per annum).

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.