



# One Linear Place, Ponton Road, Nine Elms, SW11

Asking Price: £795,000

 Benham  
& Reeves

# One Linear Place, Ponton Road, Nine Elms, SW11

🏠 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

A stunning, open-plan one bedroom apartment spanning approximately 559 square feet. This beautifully designed residence offers exceptional quality and attention to detail throughout. The bright and spacious living area features floor-to-ceiling doors that open onto a private balcony, flooding the space with natural light. The modern kitchen is equipped with premium Siemens appliances, combining style and functionality. The generously sized bedroom includes built-in wardrobes for ample storage. Additional highlights include zoned underfloor heating throughout, ensuring comfort in every corner of the home.

London Square Nine Elms has been designed to perfectly balance with its surroundings. The area is home to charming artisan coffee shops, upscale retail boutiques, and world-class dining options, all set around the vibrant new Nine Elms Park. Meanwhile, the iconic Battersea Power Station is a destination in itself, featuring over 250 shops, cafés, restaurants, and a variety of leisure facilities. Additional benefits include dedicated lobby, 24-hour concierge, lounge with workspaces, communal areas throughout the building and courtyard gardens.

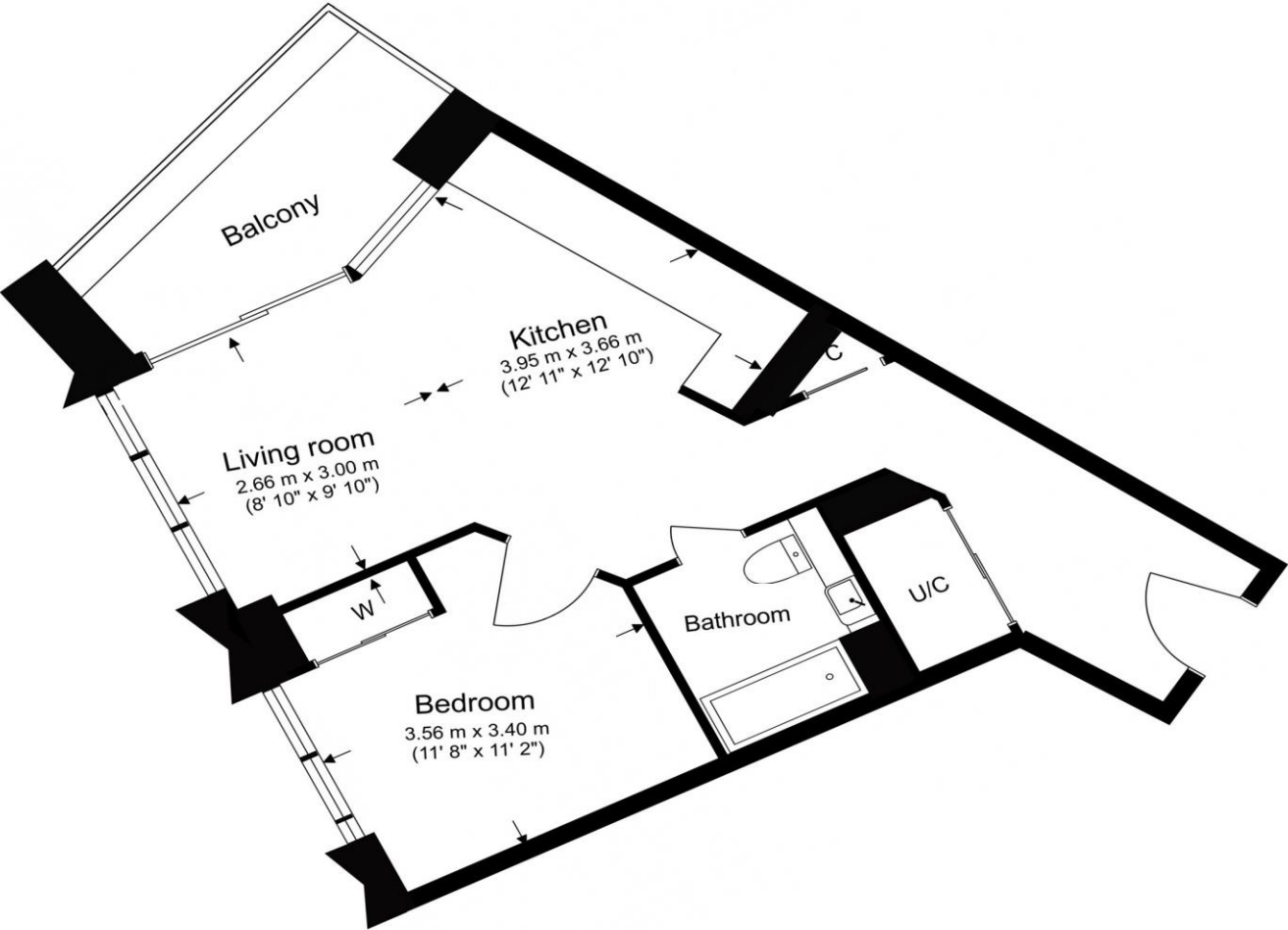
The development is in close proximity to both Nine Elms, Battersea Power Station and Vauxhall stations. Providing access to the London Underground network.

## Property Features:

- One Bedrooms
- One Bathrooms
- 559 Square Feet (Approx.)
- Private balcony
- 24 Hour Concierge
- Residents' Gym
- Nine Elms Park - under 500 feet away
- Nine Elms Station - Northern Line - 0.3 Miles
- Vauxhall Station - 0.6 Miles



Total Gross Internal Area  
52 Sq/m - 559 Sq/ft



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£795,000
Tenure:	Leasehold Expires 15/01/3021 Approximately 996 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£3,604.60 (per annum) to completion

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: CHN240036

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