

Madeira Tower, Ponton Road, Nine Elms, SW11

Offers in excess of: £600,000

Benham & Reeves

Madeira Tower, Ponton Road, Nine Elms, SW11

1 Bedroom | 1 Bathroom | Leasehold

A beautiful one bedroom apartment located in the heart of Nine Elms. The property offers a well proportioned, open-plan reception room with a fitted kitchen area that includes integrated appliances, tiled flooring and floor to ceiling windows leading out to the south facing balcony. The spacious bedroom has plenty of space there are built-in wardrobes, and a stylish bathroom and ample storage throughout. This modern apartment also benefits from having access to a large private balcony offering south facing views towards Canary Wharf and the south of London.

The Residence offers an array of premium on-site facilities designed for comfort and convenience. Tenants will enjoy 24-hour concierge service - for security and assistance. A fully equipped gym for fitness enthusiasts, a media room and private business suites for work and leisure. Beautifully designed communal spaces enhancing the community atmosphere

The Residence development is part of a unique regeneration project of the last remaining Central London industrial district and is located in Zone 1, close to the River Thames and the new US and Dutch embassies. The residents benefit from 24-hour concierge, A fully equipped residents' gym, a media room and private business suites for work and leisure. Beautifully designed communal spaces enhance the community atmosphere

The Residence is next door to the Nine Elms tube station (Northern line) as well as being close to the excellent transport services of Vauxhall that includes rail, tube and bus links in addition to a river taxi pier at St George Wharf. Vauxhall is served by the Victoria line and National Rail services.







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Property Features:

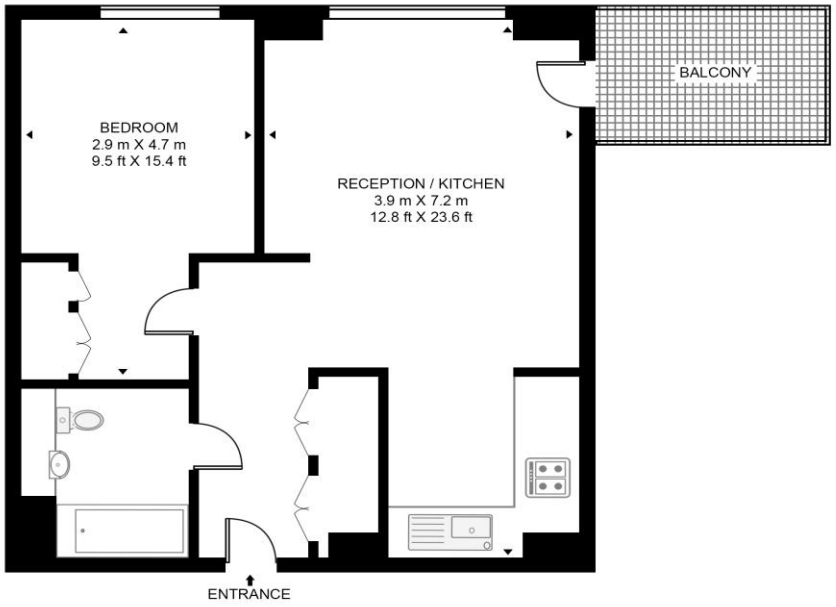
- One Bedroom
- One Bathroom
- Private Balcony
- 529 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym, media room and private business suites
- Nine Elms Underground Station (Northern Line. Zone 1)

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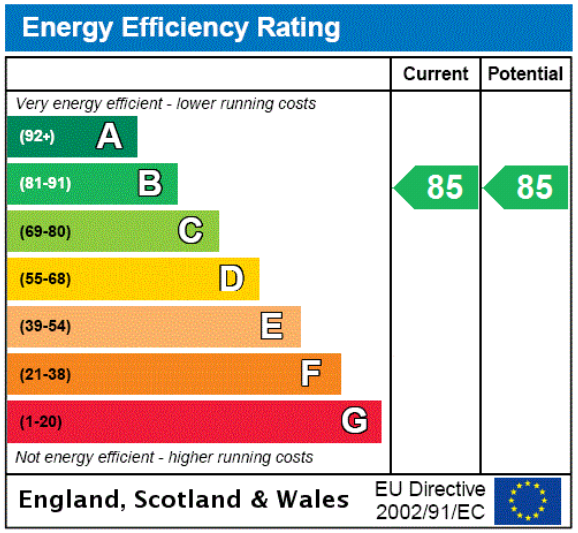
MADEIRA TOWER, THE RESIDENCE

APPROXIMATE GROSS INTERNAL FLOOR AREA 529 SQ.FT (49.2 SQ.M)





FIRST FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

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

Offers in excess of:	£600,000
Tenure:	Leasehold Expires 28/01/3015 Approximately 988 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£2,300.00 (per annum) for the year 2026, including building insurance of £780 pa
Anticipated Rent:	£3,000.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: CHN250001

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