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**ULTRA ESTATES**

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Sales, Lettings, Management

**50 THORNES HOUSE, 40-42 PONTON ROAD, THE RESIDENCE,  
LONDON, SW11**

**£1,560 pw / £6,760 pm Subject To**

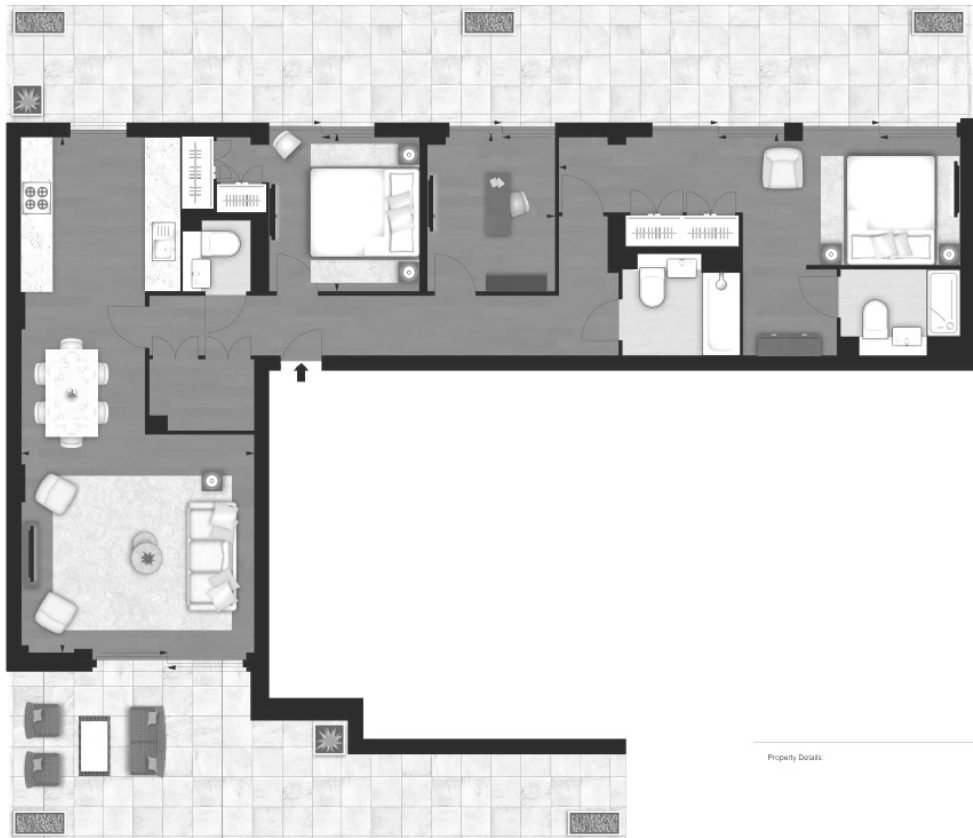


An impressive interior designed 1,246 Sq Ft two double-bedroom penthouse located in Thornes House, part of The Residence in Nine Elms on London's iconic South Bank. Penthouse 50 is a luxurious two double-bedroom, two-bathroom apartment, situated on the 10th floor of this prestigious building which features far reaching views across London, a concierge with a dedicated building manager, lift service, gym, media room, board room and secure underground parking. Penthouse 50 is arranged as a dual aspect open plan living and entertaining space with floor-to-ceiling windows commanding extensive views towards Battersea and the extensive and striking skyline views encompassing the area and sliding patio doors leading to a magnificent second private terrace and a modern kitchen with fitted Miele appliances. The master bedroom suite comprises an en-suite shower room benefiting from a custom designed mirrored unit with integrated demisting features as well as built in wardrobes, dressing area with floor to ceiling patio doors leading to a full length terrace. The penthouse offers two-further double-bedrooms along with a family bathroom and separate guest cloakroom. There is ample storage space. Thornes House is ideally positioned between two new Northern Line underground stations (set to open in 2020), adding to the extensive transport links including tree lined footpaths, dedicated cycle lanes, Clipper river service, local buses and the Pimlico bridge providing direct access into the neighbouring Royal Boroughs of Kensington and Chelsea. All our tenants benefit from a dedicated building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

**2 Bedrooms : En Suite Shower Room : Shower Room : Guest WC : Reception Room : Kitchen : Lift : Gym  
: 2 Terraces : Underground Secure Parking : Bike Storage : 24-Hour Concierge Service : On-Site Building  
Manager : CCTV : 24-Hour Emergency Helpline : EPC Rating B**

**For more information please contact Ultra Estates  
61 Rossmore Road, London NW1 6RB**





TENTH FLOOR

APPROX. GROSS INTERNAL AREA \*  
Apartment - 1,246 Ft<sup>2</sup> - 115.74 M<sup>2</sup>  
Terraces - 864 Ft<sup>2</sup> - 80.27 M<sup>2</sup>

Property Details:

Surveyed and Drawn By:

## **Fees and Charges**

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

# Energy Performance Certificate



50 Thornes House, 4, Charles Clowes Walk, LONDON, SW11 7AG

Dwelling type: Top-floor flat  
Date of assessment: 23 August 2018  
Date of certificate: 23 August 2018  
Reference number: 8188-7938-5730-0637-3926  
Type of assessment: SAP, new dwelling  
Total floor area: 107 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

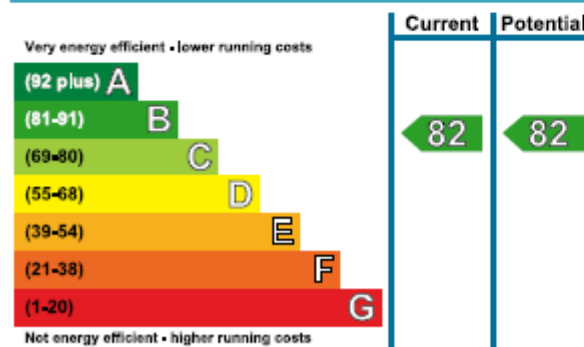
**Estimated energy costs of dwelling for 3 years: £ 1,368**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	Not applicable
Heating	£ 873 over 3 years	£ 873 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 1,368</b>	<b>£ 1,368</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.