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## **ULTRA ESTATES**

Sales, Lettings, Management

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

**£1,810 pw / £7,843 pm Subject To**

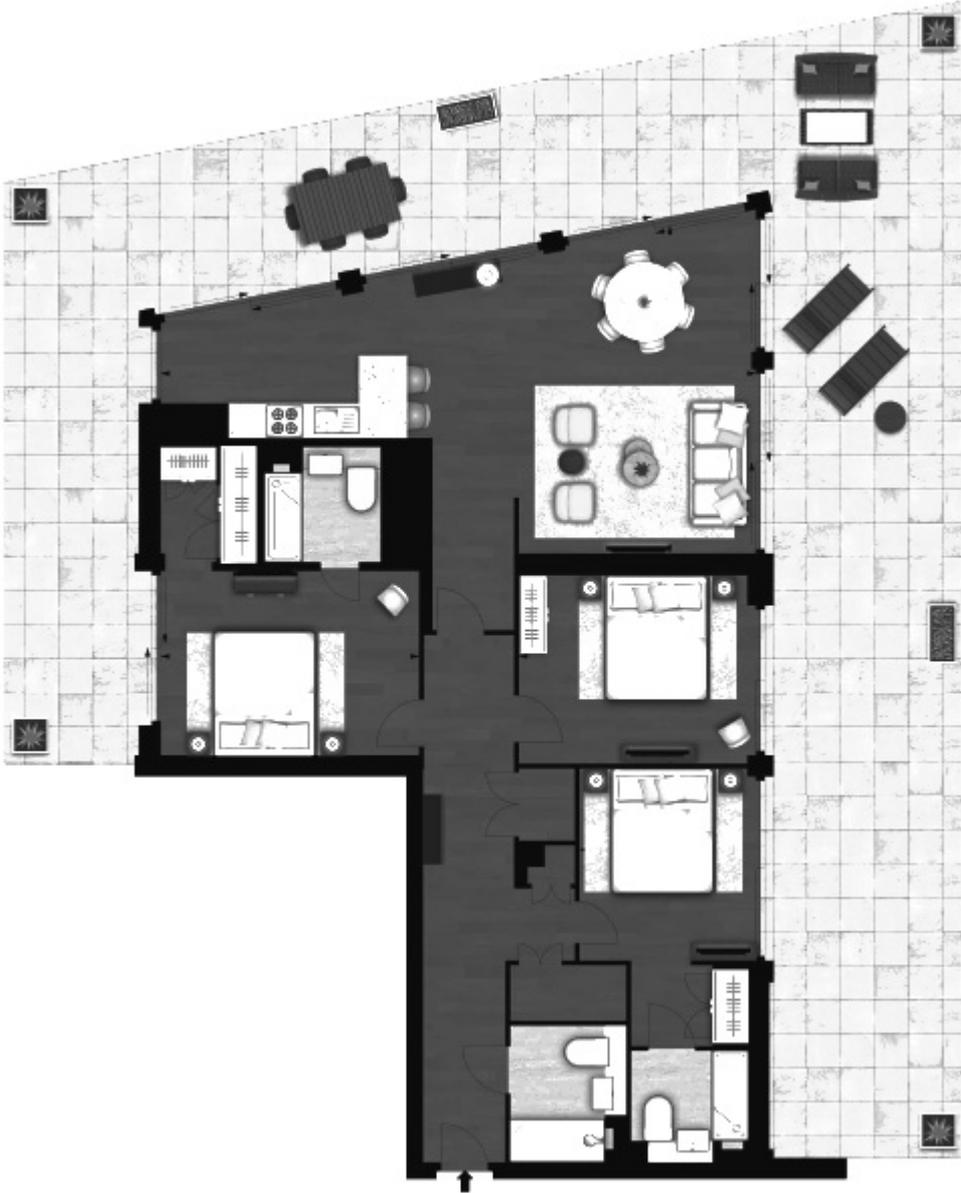


An exceptional interior designed 1,448 Sq Ft three double-bedroom, three bathroom penthouse with a extensive tri-corner terrace encasing the Penthouse located in Thornes House, part of The Residence Collection in Nine Elms on London's iconic South Bank. Penthouse 51 is a magnificent three double-bedroom, three-bathroom Penthouse, 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 51 incorporates a tri-aspect open plan reception room and entertaining area with floor-to-ceiling sliding doors leading to the extensive terrace commanding far reaching views encompassing the area. The reception room is open plan to a fully fitted kitchen featuring integrated Miele appliances including Hot Tap. 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 and a dressing area with floor to ceiling patio doors leading to the full length terrace. The Penthouse offers a further double-bedroom suite with walk-in dressing area and en-suite bathroom with sliding patio doors to the terrace. The third double bedroom benefits from direct access to the extensive terrace and has use of the large family bathroom. The Penthouse offers 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.

**3 Bedrooms : En Suite Bathroom : En Suite Shower Room : Bathroom : Reception Room : Kitchen :  
Terrace : Lift : Gym : Parking : Concierge : EPC Rating B**

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





TENTH FLOOR

## **Fees and Charges**

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

# Energy Performance Certificate



51 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: 8301-4975-3639-6727-5883  
 Type of assessment: SAP, new dwelling  
 Total floor area: 125 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: £ 1,398**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 882 over 3 years	£ 882 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 1,398</b>	<b>£ 1,398</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.