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## ULTRA ESTATES

Sales, Lettings, Management

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

**£860 pw / £3,727 pm Subject To Contract**



An impressive interior designed 886 Sq Ft two-bedroom, two-bathroom apartment located in Thornes House forming part of The Residence Collection in Nine Elms on London's iconic South Bank. This luxury apartment is situated on the 5th floor of this prestigious building which features a 24-hour manned concierge along with a dedicated building manager, lift service, gym, media room, board room and secure underground parking. The apartment comprises a spacious reception room complete with Samsung Smart TV's with Bose sound bars incorporating a built in Amazon Alexa to control the apartments lighting, TV and heating systems along with a private winter garden creating a further living area. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows providing far reaching views across London. The apartment offers two double-bedrooms, two-bathrooms, one of which is an en-suite bathroom from the master bedroom as well as a private balcony accessed via the reception area and one of the bedrooms. The apartment also benefits from 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.

**2 Bedrooms : En Suite Bathroom : Shower Room : Reception Room : Kitchen : Balcony : Gym : Parking :  
Lift : CCTV : 24 Hour Porter : EPC Rating B**

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





FIFTH FLOOR

## **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 Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
86	86