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## ULTRA ESTATES

Sales, Lettings, Management

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

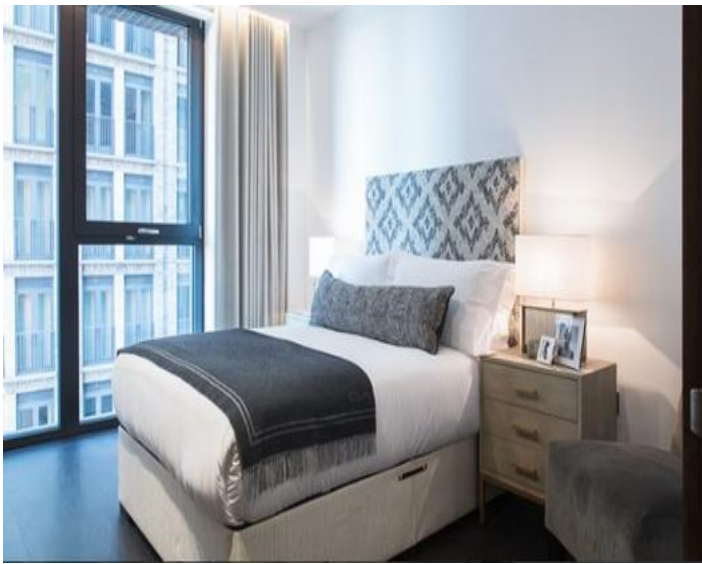
**£895 pw / £3,878 pm Subject To Contract**



An impressive interior designed 902 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 6th 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 balcony. 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. 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 : On-site Gym : Private Balcony : Cinema Media Room : Board Room : Underground Secure Parking : Bike Storage : 24-Hour Concierge Service : On-Site Building Manager : CCTV : Lift : EPC Rating B**

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





SIXTH FLOOR

APPROX. GROSS INTERNAL AREA \*  
Apartment - 902 Ft<sup>2</sup> - 83.77 M<sup>2</sup>  
Balcony - 70 Ft<sup>2</sup> - 6.50 M<sup>2</sup>

Plans Drawn: 29.01.2019

Sketches and Drawn By

Hideaway Work Space  
1 Empire Mews  
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## **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

87

87