



30 Ponton Road, Nine Elms  
SW11

GARTON JONES.COM



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## £815,000 Leasehold

A 2-bedroom apartment offering 832sq.ft (77.3sq.m) available for sale in Madeira Tower, part of Bellway's popular 'The Residence' development located in Nine Elms, moments from the U.S. Embassy. This spacious property benefits from a fantastic open plan reception and kitchen with floor-to-ceiling windows and South-Eastern views, leading out to a well-proportioned balcony. Both bedrooms offer generous space, with built-in wardrobes and modern finishes, with the main bedroom benefitting from a luxurious en-suite bathroom with bathtub and there is an additional family bathroom with walk-in shower off the hallway. With generous storage throughout and larger than average ceiling heights, this property offers a contemporary and elegant living space. The development benefits from excellent soundproofing, ensuring a quiet and peaceful living environment.

Residents of The Residence have a plethora of benefits, with access to a range of exclusive on-site amenities, including a fitness centre, a 24-hour concierge service, landscaped communal gardens, a screening room, and meeting rooms all at your convenience. Nestled in the heart of Nine Elms with many restaurants, cafes, shops, and bars all within a short walk, including the Battersea Power Station shopping centre, this property enjoys easy access to the best of London's attractions and amenities, effortlessly being able to commute across London with the nearby Northern Line transport link of Nine Elms Tube Station less than a 5-minute walk away.

Please note furniture may differ to that shown in the current photos.

EPC certificate available on request.

- 2 Bedrooms
- 832sq.ft (77.3sq.m)
- 2 Bathrooms (1 En-Suite)
- Underfloor Heating
- Balcony
- Views Over Communal Gardens
- Open Plan Reception
- 24 Hour Concierge
- Residents Gym
- 0.2 Miles to Nine Elms Station

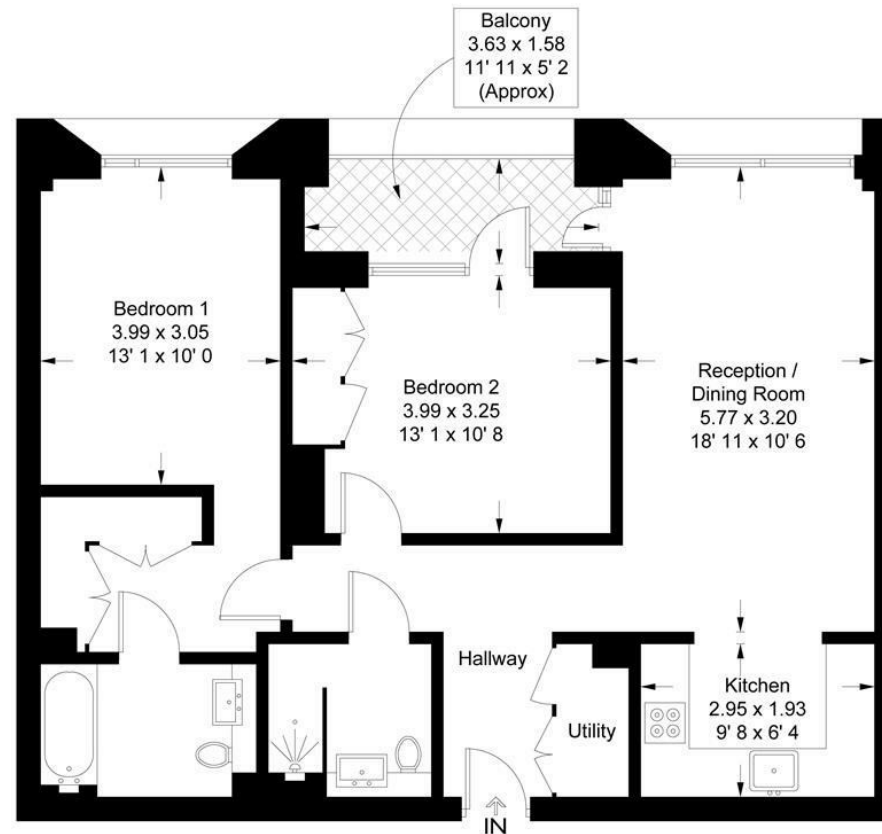


## Madeira Tower

Approximate Gross Internal Area = 832 sq ft / 77.3 sq m

Balcony = 56 sq ft / 5.2 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





