

2 Bedroom 2 bath Flat, The Residences

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Available Furnished & Unfurnished: 2 Bedroom Apartment with Balcony to Rent in Nine Elms, London SW11.

- Private balcony
- On-site gym
- Cinema media room
- Board room
- On-site building manager

T: +447985487333 E: office@qinvestments.london

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### **The Residences**

Available Furnished & Unfurnished: 2 Bedroom Apartment with Balcony to Rent in The Residences, London SW11.

This luxury apartment is situated on the 2nd 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 area 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. The reception room is open plan with a fully fitted kitchen featuring integrated AEG appliances with floor to ceiling windows. 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.

Ask us for:

- Video walk through property
- 3D Tour



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91)	87	87	
(69-80)			
(55-68) D			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	93	93	
(81-91)			
(69-80)			
(55-68) D			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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### CONTACT US

Have a question for us? Please get in touch.

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