



LONDON
SQUARE

An Aldar Company

NINE ELMS

SW11



Computer generated images depict London Square Nine Elms and are indicative only.



DEVELOPMENT OVERVIEW

Welcome to London Square Nine Elms.

An exclusive collection of 186 private apartments, set over 23 storeys in the desirable location of Nine Elms in London.

Each apartment is rich in design, elegance and style, and beautifully complemented by bold, modern architecture.

There is a wealth of specification in every home. Contemporary styled interiors are enhanced by the spectacular balcony views which span across the heart of London.

Developer:

London Square Developments Limited

Location:

London Square Nine Elms, One Linear Place, Ponton Road, London, SW11 7BA

Local Authority:

London Borough of Wandsworth

Tenure:

999-year leasehold from 21 January 2022

Architect:

Allies and Morrison

Building Insurance:

10-year NHBC Warranty

Anticipated Completion:

Q2 2025



PRIVATE APARTMENT MIX

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	PENTHOUSES	TOTAL
Floors 1–6	6	36	12	6	–	60
Floors 7–8	–	8	8	2	–	18
Floors 9–19	–	11	66	11	–	88
Floors 20–21	–	–	8	6	–	14
Floors 22–23	–	–	–	3	3	6
Total	6	55	94	28	3	186

Amenities:

- 24-hour concierge
- Resident's lobby
- Resident's lounge with WiFi
- Cycle storage
- Opportunity to apply for membership at Moda+Co

Parking:

- Limited parking spaces available in basement by separate negotiation

Managing Agent – Rendall & Rittner:

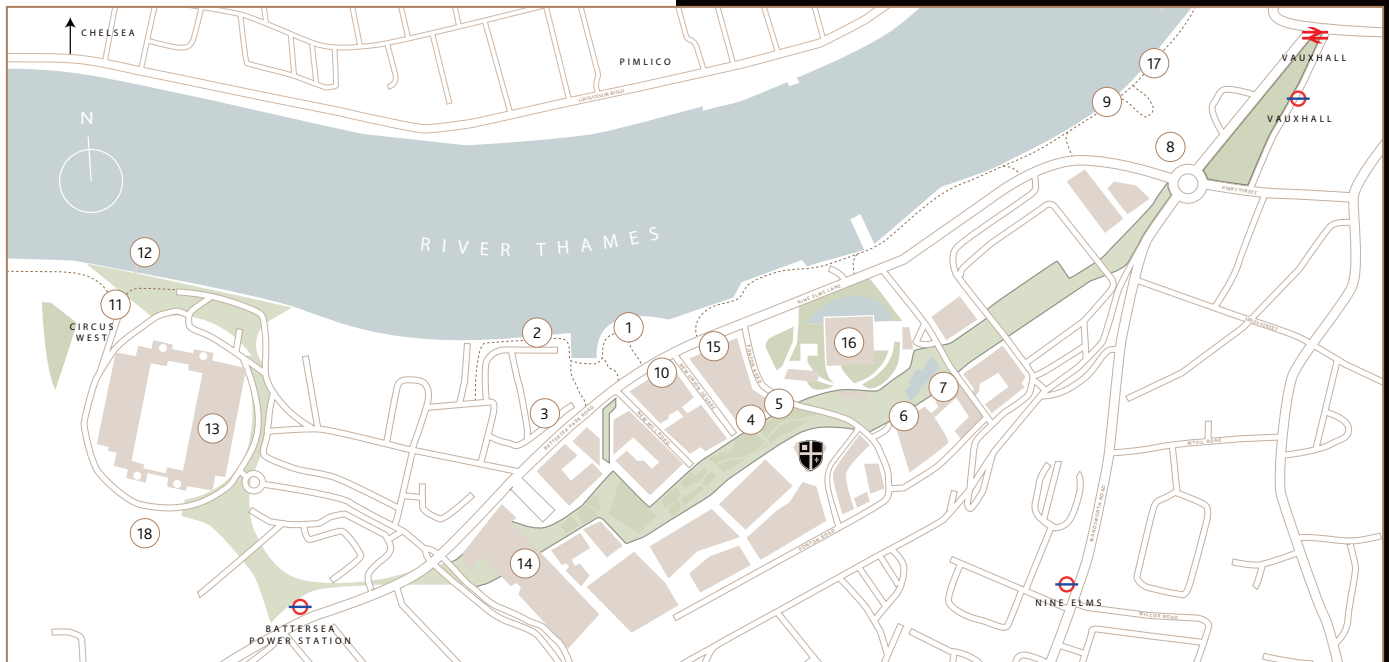
The service charge covers the cost of the concierge, staffing, maintenance of systems, lifts, communal spaces, CCTV, internal communal and external repairs, basement maintenance, window cleaning, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees.

Service Charge:

£6.44 per sq ft including Nine Elms Park Estate Charge. Additional service charge applicable for car park and motorcycle space (approx. £575 per annum).

WHY BUY AT LONDON SQUARE NINE ELMS

- Iconic building at the heart of the new Nine Elms Park
- High specification homes and a dedicated 24hr concierge
- Nine Elms is a large regeneration scheme of 500 acres strategically positioned on the River Thames
- 20,000 new homes and 25,000 new jobs in the area
- Local amenities within walking distance including Waitrose, restaurants, bars and shops
- Battersea Power Station, just 0.6 miles away, is home to over 250 shops, cafés, restaurants and leisure facilities



CONCIERGE SERVICES

- Meet and greet service: kerbside assistance, help with shopping and more
- Key holding service: comprehensive and discreet key holding service e.g., keys to your vehicles
- Laundry service: your garments laundered and returned looking impeccable and refreshed
- Priority booking service: book events, taxis, restaurants, and more
- Events: receive a curated, bespoke selection of events tailored to your preferences
- Local knowledge: ask us about local hidden gems
- Connectivity and charging electronics: lobby features UK plug adaptors, seamless connectivity, and wireless chargers
- Amenities and housekeeping service: maintain the residence, manage the tea and coffee station, restock milk and more
- Make-up area: we will ensure equipment is in perfect condition for an indulgent beauty experience
- Multi-lingual: we have an international team who can provide clear and efficient communication
- Deliveries/post/parcel service: we can handle your items with care and precision (no perishables due to health and safety)
- Residents' App: keep track of exclusive updates and residents' information via the app
- Relocation services: for residents moving in, we can offer recommendations for expert moving partners and other services
- Community engagement and children's activities: tailored activities and experiences e.g., treasure hunts and seasonal events
- Fine dining experiences: enjoy exclusive dining experiences, themed dinners, or private chef services in the comfort of your home
- Art and cultural experiences: gain exclusive access to art collectors and artists
- Childcare services: find the best assistance with our trusted network of nannies and babysitters
- Housekeeping services: coordinate key releases and maintain your residence to the highest standards

FOOD & DRINK

- | | |
|-------------------------------------|---------------------------------|
| 1 THE BATTERSEA BARGE
9 MIN WALK | 6 THE ALCHEMIST
1 MIN WALK |
| 2 NINE ELMS TAVERN
10 MIN WALK | 7 DARBY'S
3 MIN WALK |
| 3 CHOKHI DHANI
10 MIN WALK | 8 BRUNSWICK HOUSE
9 MIN WALK |
| 4 PASSYUNK AVENUE
3 MIN WALK | 9 THE RIVERSIDE
9 MIN WALK |
| 5 DISTRICT COFFEE
1 MIN WALK | |

LIFESTYLE

- | | |
|---------------------------|------------------------------|
| 10 LINNAEAN
4 MIN WALK | 11 BOOM CYCLE
18 MIN WALK |
|---------------------------|------------------------------|

AMENITIES & LANDMARKS

- | | |
|---|--------------------------------------|
| 12 BATTERSEA POWER STATION PIER
20 MIN WALK | 15 WAITROSE
3 MIN WALK |
| 13 BATTERSEA POWER STATION
13 MIN WALK | 16 U.S. EMBASSY
1 MIN WALK |
| 14 NEW COVENT GARDEN FLOWER MARKET
11 MIN WALK | 17 ST GEORGE WHARF
9 MIN WALK |
| | 18 ART'OTEL BATTERSEA
14 MIN WALK |

TRANSPORT CONNECTIONS

- 🚇 LONDON WATERLOO
5 MINS
- 🚇 KING'S CROSS
12 MINS
- ✈️ GATWICK AIRPORT
33 MINS

WALKING

- 🚶 NINE ELMS STATION
5 MINS
- 🚶 BATTERSEA POWER STATION
15 MINS
- 🚶 BATTERSEA PARK
29 MINS

BY BIKE

- 🚲 HARRODS
16 MINS
- 🚲 LIBERTY LONDON
22 MINS



LOCAL AREA
GUIDE

INFORMATION & PAYMENT

Payment terms:

1. A deposit of £2,500 is payable upon reservation.
2. A deposit of 10% of purchase price (deposit 1) is payable within 21 days of reservation or from exchange of contract (whichever is the former).
3. The balance of 90% of the purchase price will be payable upon legal completion.
4. Under 20% deposit protection (up to maximum value of £300,000).

Please note: We have a 20% deposit protection with NHBC.

Documents required for exchange of contracts:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.



Council Tax:

Tax band	Property values as of 1 April 1991	Total cost
A	Up to £40,000	£640.77
B	£40,001 to £52,000	£747.55
C	£52,001 to £68,000	£854.35
D	£68,001 to £88,000	£961.14
E	£88,001 to £120,000	£1,174.74
F	£120,001 to £160,000	£1,388.32
G	£160,001 to £320,000	£1,601.91
H	over £320,000	£1,922.29

Source: www.wandsworth.gov.uk/council-tax/about-council-tax/ (council tax bands and charges for 2024/2025)

Stamp Duty Land Tax (SDLT): The current rates of SDLT for single and additional residential property purchase are:

Band	First/single purchase SDLT rates	Second home and buy to let properties SDLT rates	Non-UK residents SDLT rates
Up to £250k	0%	3%	2%
£250k – £925k	5%	8%	7%
£925k – £1.5m	10%	13%	12%
£1.5m +	12%	15%	14%

Residential dwellings costing more than £500,000 purchased through a corporate body are charged 15%. Note: non-residents may be subject to Capital Gains Tax on the gains they make from disposing residential properties. Please ensure you seek advice from your local accountants/tax advisors as every purchaser's circumstances are different.

Source: www.gov.uk/stamp-duty-land-tax-rates. Correct at time of issue (October 2024). You should check applicable rates at the time of purchase with your solicitor.