



LONDON  
SQUARE

An Aldar Company

NINE ELMS

SW11



LONDON LIVING  
BEAUTIFULLY ELEVATED

DEVELOPMENT FACTSHEET

# 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.

<b>Developer:</b>	London Square Developments Limited
<b>Location:</b>	One Linear Place, Ponton Road, London, SW11 7BA
<b>Local authority:</b>	London Borough of Wandsworth
<b>Tenure:</b>	999-year leasehold from 21 January 2022
<b>Architect:</b>	Allies and Morrison
<b>Building insurance:</b>	10-year NHBC Warranty
<b>Anticipated completion:</b>	Q2 2025

# 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



# 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
<b>Total</b>	<b>6</b>	<b>55</b>	<b>94</b>	<b>28</b>	<b>3</b>	<b>186</b>

#### Amenities:

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

#### 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).

#### Parking:

Limited parking spaces available in basement by separate negotiation.



## 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

## ON YOUR DOORSTEP

Perfectly placed, London Square Nine Elms is at the centre of it all. From artisan coffee shops and top-class restaurants to bustling markets and landmarks, there's so much to explore at your doorstep.



Take a look at our local area guide

### WALKING

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

### TRANSPORT CONNECTIONS

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

### BY BIKE

- 🚲 HARRODS  
16 MINS
- 🚲 LIBERTY LONDON  
22 MINS

# WHO IS LONDON SQUARE?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

## 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:

- 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.



## SOLICITORS

### London Square solicitor:

**Howard Kennedy LLP**  
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No. 1 London Bridge, London, SE1 9BG  
Tel: +44 (0)20 3755 5591

### Recommended solicitor:

**Riseam Sharples Solicitors**  
hayley@rs-law.co.uk  
2 Tower Street, London, WC2H 9NP  
Tel: +44 (0)20 7632 8902

### Quastels Solicitors

54 Baker Street, London W1U 7BU  
Tel: +44 (0)20 7908 2525

### Ackroyd Legal

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**DISCLAIMER:** This document is intended to provide an indication of the general style of our development and apartment types. Times taken from Google Maps. Computer generated images depict London Square Nine Elms and are indicative only. All details are correct at the time of going to press. May 2025.