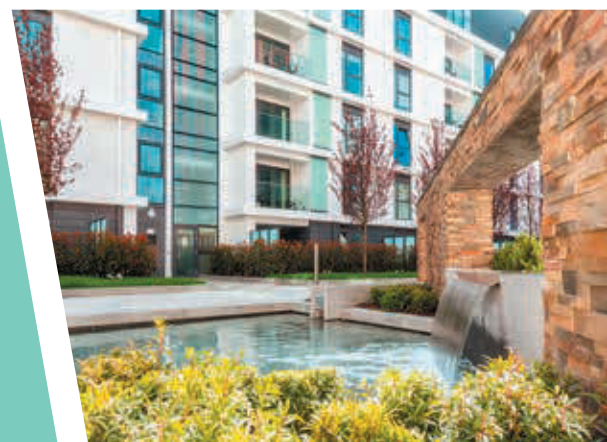




# NINE ELMS

POINT SW8



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TAKE YOUR PLACE IN LONDON'S  
MOST EXCITING NEW DISTRICT

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UK

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W E L C O M E   T O   A   N E W   G L O B A L   C I T Y

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# NINE ELMS

POINT SW8







WELCOME TO YOUR  
PIECE OF LONDON



## A transformation story

Nine Elms is one of the largest regeneration schemes in Europe and one of the last areas of central London to be redeveloped. Often referred to as a 'new global city', it covers three kilometres of the south bank of the Thames and will include a new cultural quarter that aims to bring the energy, authenticity and edginess that defines a modern city.

Occupying such a prime position on the water's edge made Nine Elms a truly industrial powerhouse. The building that embodies the area's industrial heritage is Battersea Power Station. It is still one of the city's most well known and well-loved landmarks, a Grade II listed building that creates a spectacular and revitalised backdrop to the Nine Elms regeneration.

Stretching the entire length of Nine Elms will be a linear park, connecting riverside walkways and cycle paths with a number of wide green spaces and areas for outdoor recreation. New Covent Garden Market, just minutes away, is being rejuvenated and will become the food and flower centre for London boasting over 200 stalls.

Such is the excitement surrounding Nine Elms that a number of prestigious institutions have already made it their future home. The US Embassy will move from Mayfair to its iconic new home in summer 2017, establishing a new diplomatic district with the Dutch Embassy also set to join it. Apple has also announced it will set up its new UK headquarters here, housing around 1,400 staff.



Credit: The Nine Elms Vauxhall Partnership



# The local area & Transport



Bus from Bondway bus station, Vauxhall\*\*

- 16 minutes to Victoria – 185 bus
- 16 minutes to Parliament Square – 87 bus
- 27 minute to Clapham Junction – 87 bus
- 37 minutes to Paddington – 36 bus



Tube from Vauxhall – Victoria Line †

- 3 minutes to Victoria
- 7 minutes to Oxford Circus
- 12 minutes to King's Cross St. Pancras
- 16 minutes to Bank
- 24 minutes to Canary Wharf



River Bus RB6 from St. George Wharf Pier †

- 7 minutes to Embankment Pier
- 15 minutes to Chelsea Harbour Pier
- 20 minutes to London Bridge City Pier
- 29 minutes to Canary Wharf Pier



Driving from Nine Elms Point\*

- 49 minutes to London Heathrow Airport
- 56 minutes to London City Airport
- 60 minutes to London Gatwick Airport

\* Source: www.google.co.uk/maps from Wandsworth Road, Lambeth, London SW8 2LF  
 \*\* Source: www.tfl.gov.uk from Bondway Bus Station, Vauxhall, seven minute walk  
 † Source: www.tfl.gov.uk from Vauxhall Station, nine minute walk  
 ‡ Source: www.tfl.gov.uk from St. George Wharf Pier, nine minute walk

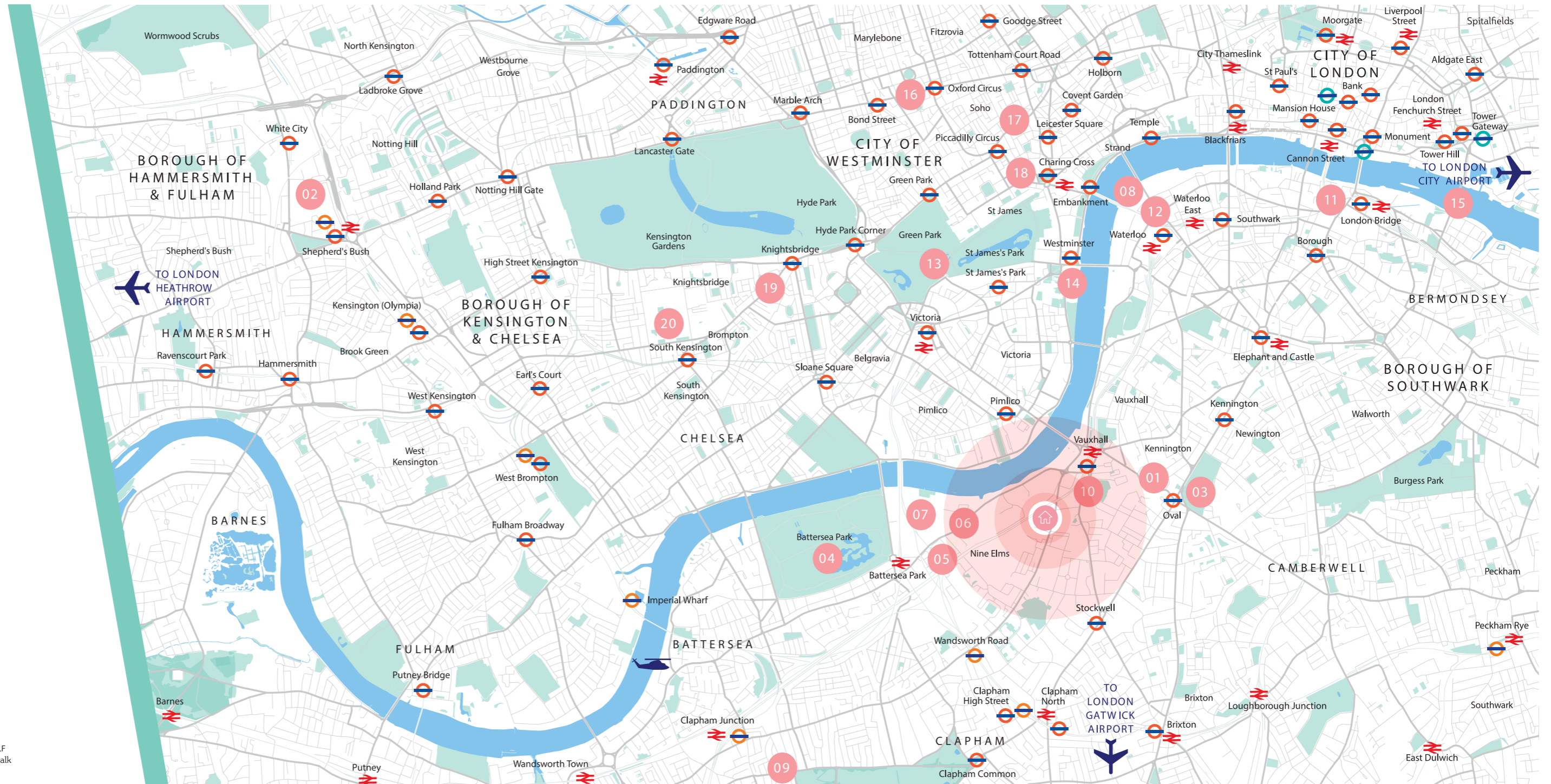
# Seamlessly connected

The development is situated in one of the most convenient locations within Nine Elms. Whether you're heading to the west end, the city, or beyond, commuting couldn't be easier.

With Vauxhall station providing national rail and Victoria Line underground services just a short walk away, the Northern Line Extension will add to Nine Elms Point's existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original

Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Now 177 years later and sitting right next to the development, the Nine Elms Tube station will breathe new life into the area when it is completed in 2020, reconnecting it to the city once again. A River Bus pier provides services along the Thames from Vauxhall, while bus stops situated at the front of the development also offer speedy routes to Clapham Junction and Central London.

- |                                |                           |
|--------------------------------|---------------------------|
| 01 Oval Cricket Ground         | 11 Borough Market         |
| 02 Westfield London            | 12 BFI IMAX Cinema        |
| 03 Kennington Park             | 13 Buckingham Palace      |
| 04 Battersea Park              | 14 Houses of Parliament   |
| 05 New Covent Garden Market    | 15 Tower Bridge           |
| 06 American Embassy            | 16 Oxford Street          |
| 07 Battersea Power Station     | 17 Soho / Chinatown       |
| 08 Southbank                   | 18 Trafalgar Square       |
| 09 Northcote Road              | 19 Harrods                |
| 10 Vauxhall Street Food Garden | 20 Natural History Museum |







## Home to some of London's hidden gems

Nine Elms has outstanding leisure facilities to help residents get the most out of their downtime.

Battersea Power Station itself will become a local destination for shopping and leisure, featuring a brand new high street, a riverside park and a luxury hotel.

Just down the road and popular among young professionals and families for its café culture and village-like atmosphere, Battersea has a diverse array of shops including butchers and delicatessens,

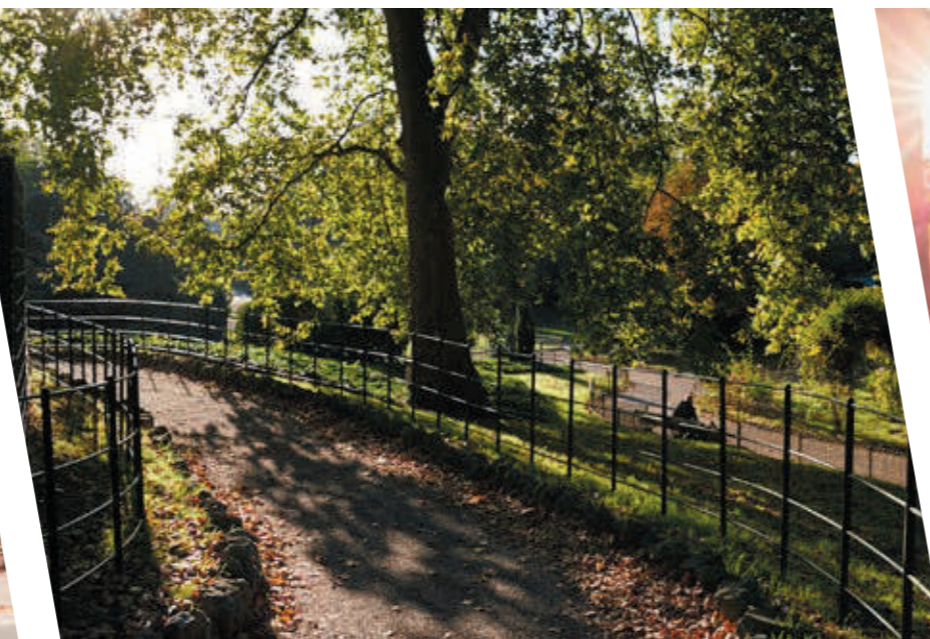
pubs, cafés and restaurants lining a number of prominent high streets.

Northcote Road is a great place to peruse boutiques and independent stores, or meander through the stalls of one of many markets at the weekend. Battersea Arts Centre is a hive of activity, hosting plays, talks and activities for children.

For a little calm and relaxation you can head to the quiet green spaces of Battersea Park, renowned for its

Victorian sub-tropical garden, children's zoo and lakeside restaurant, along with a host of events including its spectacular annual fireworks display and outdoor cinema screenings.

Vauxhall Park, complete with model village, along with the historic Vauxhall Pleasure Gardens, also offer a welcome local retreat.





# Education

Renowned as a world-class city to study in, London hosts some of the top 10 universities in the world. In fact, over 400,000 students live, study and play here.

**Love learning**  
Institutions such as University College London and the London School of Economics are just a short journey away. And just over the road in Battersea you will find the Royal College of Art, hailed as the world's finest college for art and design. Catering to every aspect of the arts, students can follow in the footsteps of revered alumni such as David Hockney, Tracey Emin and Ridley Scott.

The area has a number of excellent schools, with the nearby Belleville and Honeywell schools both rated outstanding by Ofsted. A wide choice of private schools includes the local preparatory schools Thomas's Battersea, Newton Prep and Eaton House The Manor, while Emanuel and Thames Christian College provide private education for 11-18 year olds.



Cycling from Nine Elms Point\*

17 minutes to King's College

18 minutes to The London School of Economics and Political Science

24 minutes to University College London

33 minutes to University of the Arts London, King's Cross



Tube and train from Vauxhall\*\*

12 minutes to Imperial College London and Royal College of Music (South Kensington)

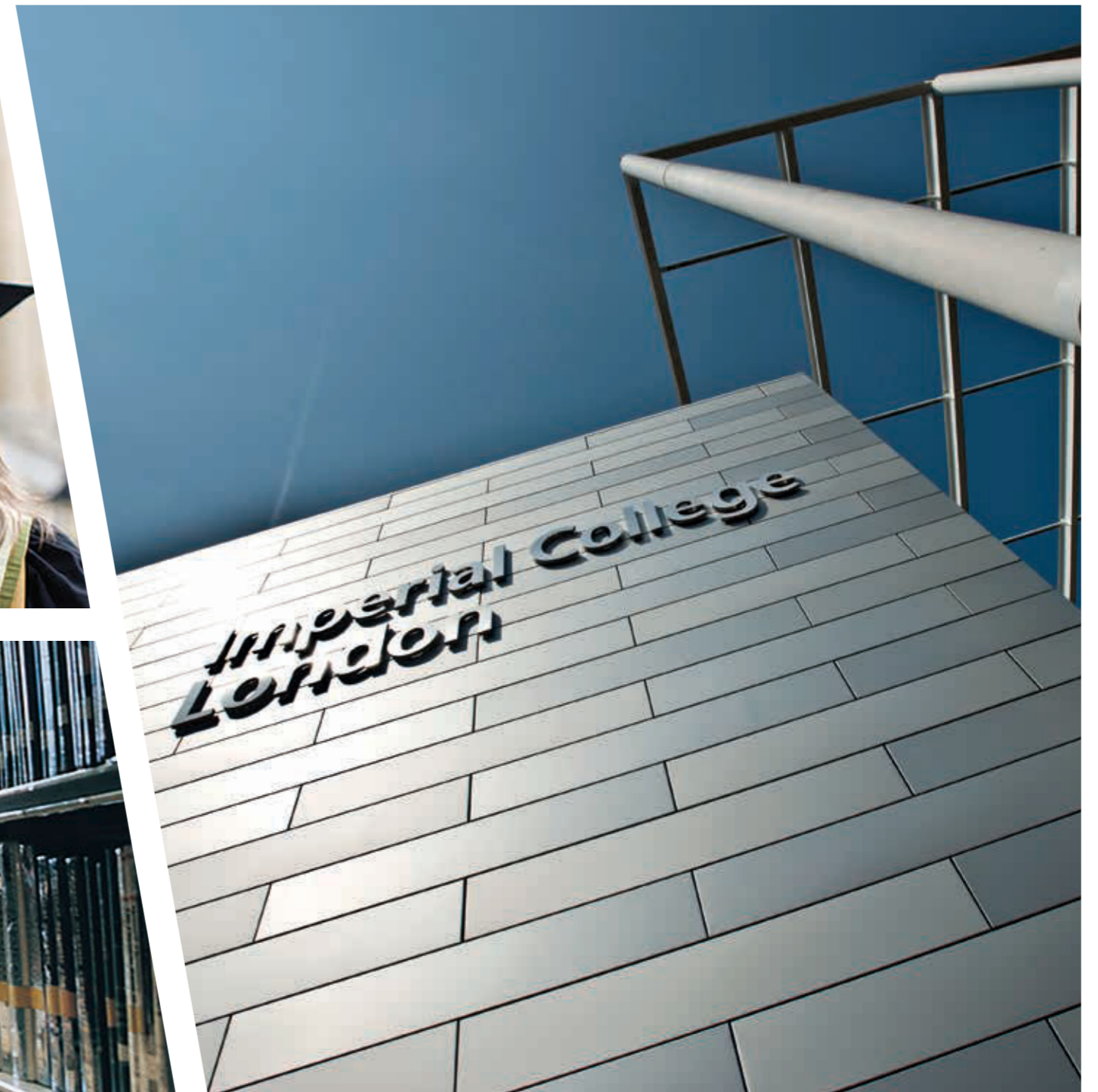
12 minutes to Royal Academy of Music (Regent's Park)

14 minutes to Birkbeck College (Goodge Street)

14 minutes to London Business School (Baker Street)

17 minutes to School of Oriental and African Studies (Russell Square)

23 minutes to City University London (Barbican)



\* Source: [www.google.co.uk/maps](http://www.google.co.uk/maps) from Wandsworth Road, Lambeth, London SW8 2LF

\*\* Source: [www.tfl.gov.uk](http://www.tfl.gov.uk) from Vauxhall station (nine minute walk) to destination station



## NINE ELMS POINT



## Site plan

Adjacent to the new Nine Elms Underground station, residents at Nine Elms Point enjoy private landscaped gardens at the heart of the development,

coupled with the convenience of fantastic transport connections, an on-site superstore and a range of superb resident amenities.

### AMENITIES

- 24-hour concierge
- Residents' fitness suite
- Cinema room
- Residents' lounge
- Business suite
- Private dining room

\*Amenities located within Waterford Point.





## Waterford Point

Creating the centrepiece of Nine Elms Point, Waterford Point comprises 231 studios, one, two, three and four-bedroom apartments and penthouses. Forming the final phase of the development, its unique structure is made up of intricate angles to make the most of the incredible views on offer across the 37 floors.

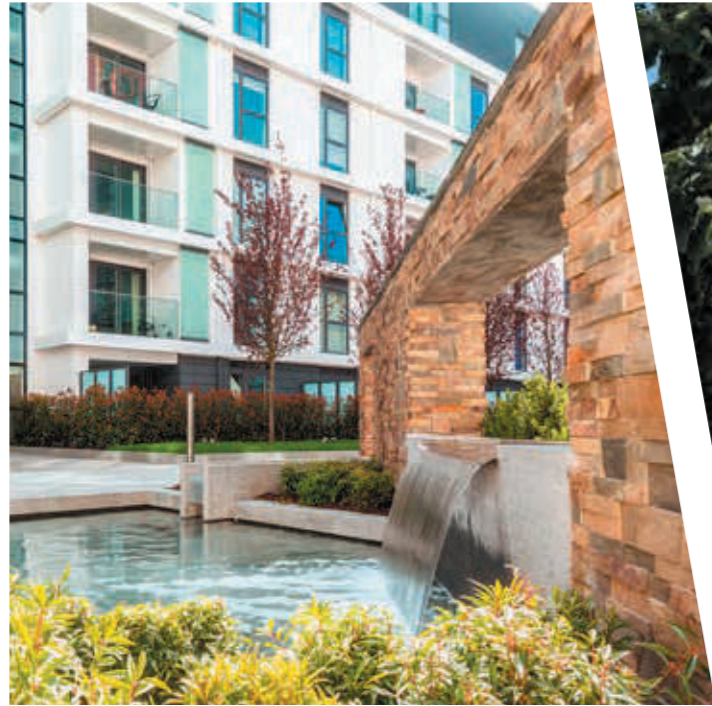
Apartments feature stylish open-plan living areas with floor to ceiling windows that let natural light flood in. All homes also come with a private balcony or terrace\*, boasting views of the landscaped gardens or the wider capital.

Residents also have the use of a host of services including a 24-hour concierge, cinema room, private dining room, lounge, business suite and residents-only fitness suite.



\*Excluding Plots 459, 468, 477 and 486.





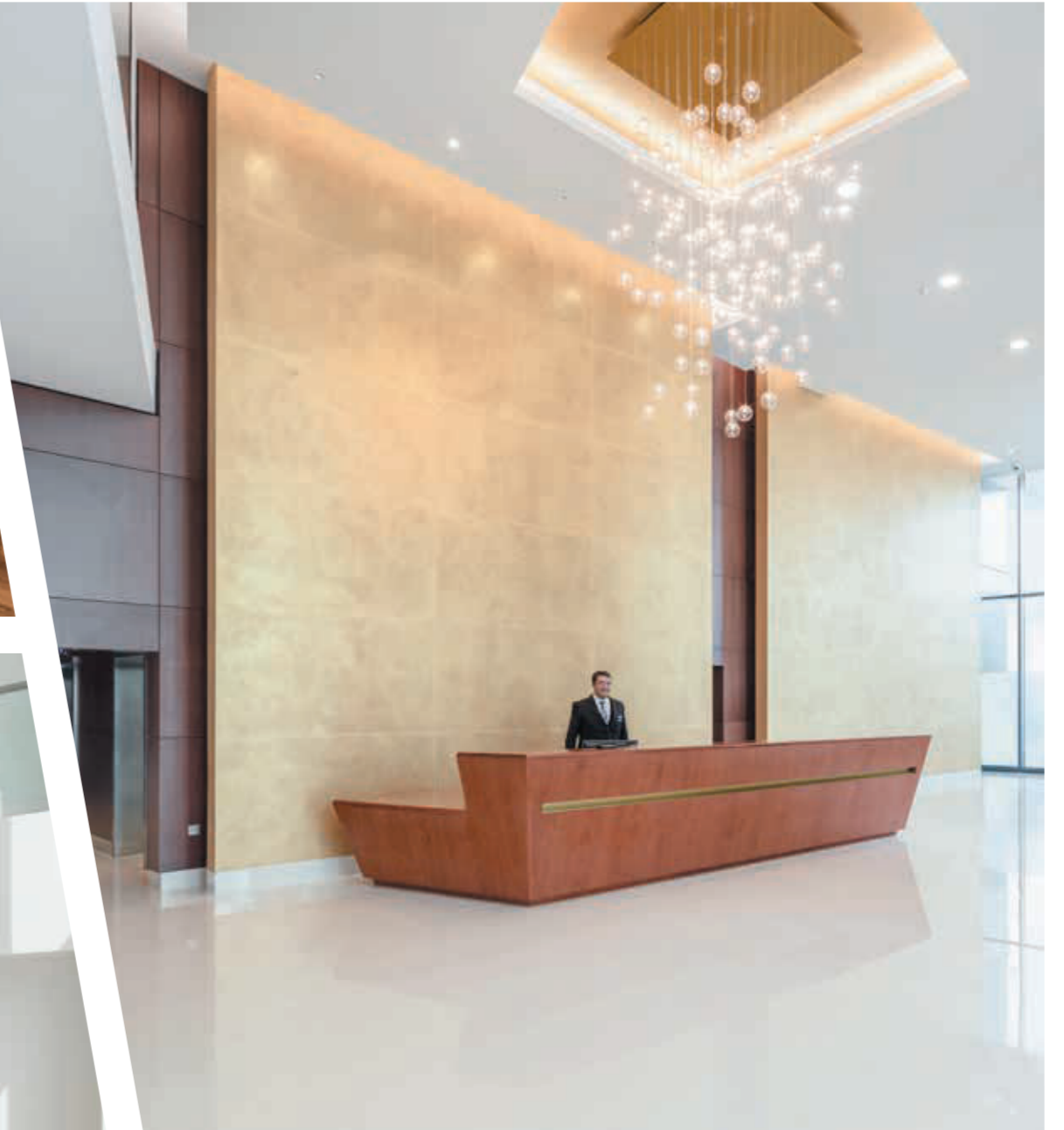
## An everyday escape

More than an acre of beautifully landscaped gardens sit at the centre of the development providing a peaceful sanctuary which pays tribute to the London square gardens of years gone by.

A cascading water feature, hidden forest and secluded seating provide residents with a welcome chance to relax away from the hustle and bustle of city life.







## More than just a home

Designed to provide an enhanced lifestyle, Nine Elms Point gives residents a luxurious assortment of on-site amenities, including a 24-hour concierge service, private dining room with fully equipped kitchen and dinner service for up to 10 guests, a business suite with boardroom table, and a cinema room for movie and

sports nights. If it's a little peace and quiet you're after, there's also a relaxing residents' lounge.

All of these facilities are open now, free for residents to use and include a dedicated private wifi network.

The development offers fantastic leisure amenities too, with a state-of-the-art

residents-only fitness suite and workout area. A flagship Sainsbury's superstore underneath the development, which also includes a range of other outlets, and a brand new adjoining Underground station just add to the convenience.







Enjoy a state-of-the-art residents-only gym with a mezzanine workout area.





Kitchens come complete with silestone worktops and sleek handleless cupboards and draws. *All the appliances you need come fully fitted, including integrated fridge/freezer, combi microwave/grill and fan oven, induction hob with extractor, dishwasher and wine cooler*





With underfloor heating throughout and comfort cooling for the living room and master bedroom, the homes at Nine Elms Point are designed with your comfort in mind.





# Specification

<b>Kitchen</b>	<b>Electrical specification</b>
German handleless furniture	Recessed downlighters to all rooms
Silestone worktops	External lighting to all balconies/terraces
Stainless steel underhung sink	
Chrome finish mixer tap	
Under-unit lighting	Communal areas/Services
AEG stainless steel integrated single oven	24-hour concierge service
AEG stainless steel integrated microwave	CCTV security system coverage
AEG induction hob	Lifts
AEG fully integrated extractor hood/island cooker hood (branded Electrolux)	Private landscaped gardens
AEG fully integrated dishwasher (slimline dishwasher to some one-bedroom homes)	Allocated underground car parking *
AEG integrated fridge/freezer	Allocated motorcycle bays *
Integrated wine cooler	Residents' cycle store
	Secure storage lockers *
	Residents-only fitness suite
	Residents' Lounge
	Private Dining Room and Kitchen
<b>Bathroom and en suites</b>	Business Suite
Chrome finish brassware	Cinema Room
Integrated vanity unit with under lit mirrored cabinet and incorporated shaver socket	
Level-access shower with contemporary fixed glass screen	
Rainshower wall-mounted shower arm and head with separate hand shower	
Chrome finish towel rail	
Porcelain wall and floor tiling (colour choice available – subject to stage of construction)	
<b>Internal specification</b>	
Underfloor heating	
Comfort cooling to living room and master bedroom	
Amtico flooring to living area, kitchen and hall (colour choice available – subject to stage of construction)	
Carpets to bedrooms (colour choice available – subject to stage of construction)	
Chrome finish ironmongery	
Fitted wardrobes to bedroom 1 (for additional wardrobe options please speak to a Sales Adviser)	
AEG freestanding washer/dryer in utility cupboard	



\*Available by separate negotiation