

# NINE ELMS

POINT SW8



Rooftop living in central London's  
most exciting new district

**THE WILBERFORCE  
THREE-BEDROOM PENTHOUSE  
PLOT 645 WATERFORD POINT**



## Luxury rooftop living

Located in the heart of Zone 1 London's exciting new Nine Elms district, our exclusive duplex penthouses offer large open-plan living areas with beautifully crafted interiors and the latest modern conveniences throughout.

Situated on the 36th and 37th floor, enjoy stunning views across the London skyline thanks to floor-to-ceiling windows throughout, as well as both a private terrace and separate balcony.

Benefit from access to a fantastic range of resident amenities, including 24-hour concierge, fitness suite, lounge, cinema and more than an acre of beautiful landscaped gardens. Adjacent to the brand new Nine Elms Underground station which opens in 2021, central London is on your doorstep.

## The Wilberforce

Levels 36 & 37 – 2,124 sq. ft.

The lower floor of this stunning duplex penthouse features a spacious open-plan living area, with luxury German kitchen fitted with the latest Miele appliances, as well as a private balcony from which to enjoy your surroundings. Three large bedrooms include an impressive master suite, complete with walk-in dressing room.

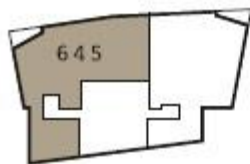
Upstairs provides a second living area with additional kitchen, opening on to a spacious private terrace with spectacular panoramic views over the capital. Underfloor heating, comfort cooling and a home automation system all further contribute to the appeal of this unique rooftop residence.

This split-level penthouse offers a harmonious combination of space, breathtaking views and complete privacy, all within easy reach of central London's hotspots.

The Wilberforce, Plot 645



Level 36



**Kitchen 1**  
18'8" x 11'1" (5680 x 3379mm)

**Living/Dining**  
22'2" x 16'7" (6755 x 5064mm)

**Bedroom 1**  
14'9" x 11'0" (4504 x 3349mm)

**En Suite 1**  
7'10" x 5'11" (2400 x 1800mm)

**Dressing Room**  
8'2" x 6'7" (2500 x 2000mm)

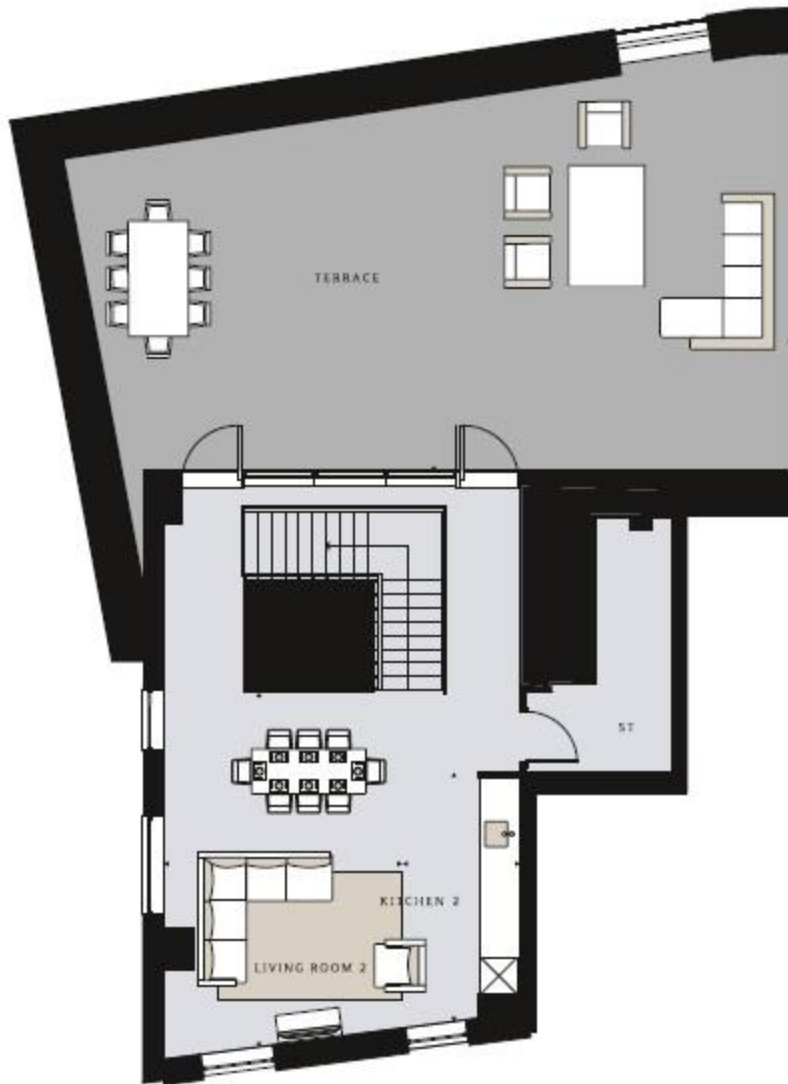
**Bedroom 2**  
12'4" x 11'5" (3750 x 3492mm)

**En Suite 2**  
7'10" x 5'11" (2400 x 1800mm)

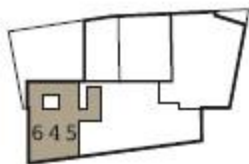
**Bedroom 3**  
16'9" x 9'7" (5111 x 2916mm)

**Bathroom**  
7'10" x 6'11" (2400 x 2100mm)

**Balcony**  
12'7" x 4'2" (3842 x 1279mm)



Level 37



**Kitchen 2**  
13'5" x 6'4" (4085 x 1929mm)

**Living Room 2**  
19'1" x 12'10" (5821 x 3919mm)

**Terrace**  
38'6" x 21'1" (11739 x 6438mm)

**TOTAL AREA**  
2124 sq ft (197 sq m)



Images may contain upgrades available at an additional cost

## Specification

### Kitchen

- German handleless furniture
- Silestone worktops
- Stainless steel underhung sink
- Chrome finish mixer tap
- Under-unit lighting
- Miele stainless steel integrated single oven and microwave
- Miele induction hob with telescopic cooker hood
- Miele integrated dishwasher
- Miele integrated fridge/freezer
- Miele integrated wine conditioner
- Miele integrated warming drawer

### Bathroom and en suites

- Chrome finish Grohe brassware
- Integrated Silestone vanity unit with under-lit mirrored cabinet and incorporated shaver socket
- Level-access shower with contemporary fixed glass screen
- Rainshower head with separate hand shower
- Chrome finish towel rail
- Porcelain wall and floor tiling

### Internal specification

- Underfloor heating
- Comfort cooling to all living areas
- Home automation system to control lighting, cooling, heating, Sonos audio and provision for blinds
- Engineered wood flooring to living area, kitchen and hall
- Wool carpets to bedrooms
- Solid oak internal doors
- Chrome finish ironmongery
- Fitted wardrobes to bedrooms 1 and 2
- AEG freestanding washer/dryer in utility cupboard

### Lighting

- Recessed downlighters to all rooms
- External lighting to terrace and balcony

### Communal areas/Services

- 24-hour concierge service
- CCTV security system coverage
- Lifts to all floors
- Over an acre of private landscaped gardens
- One allocated underground car parking space
- Allocated motorcycle bays\*
- Residents' cycle store
- Residents-only fitness suite
- Residents' lounge
- Cinema room
- Private dining room and kitchen
- Business suite

\*Available by separate negotiation