

LONDON  
SQUARE

An Aldar Company

NINE ELMS

SW11

A S C E N T A

A new height of luxury ›



## A new height of luxury

**Be inspired, rise above, and  
seek out true excellence.**

Let the iconic London skyline be  
wrapped around you, Ascenta  
at London Square Nine Elms  
captures bold new perspectives  
and offers breathtaking views.

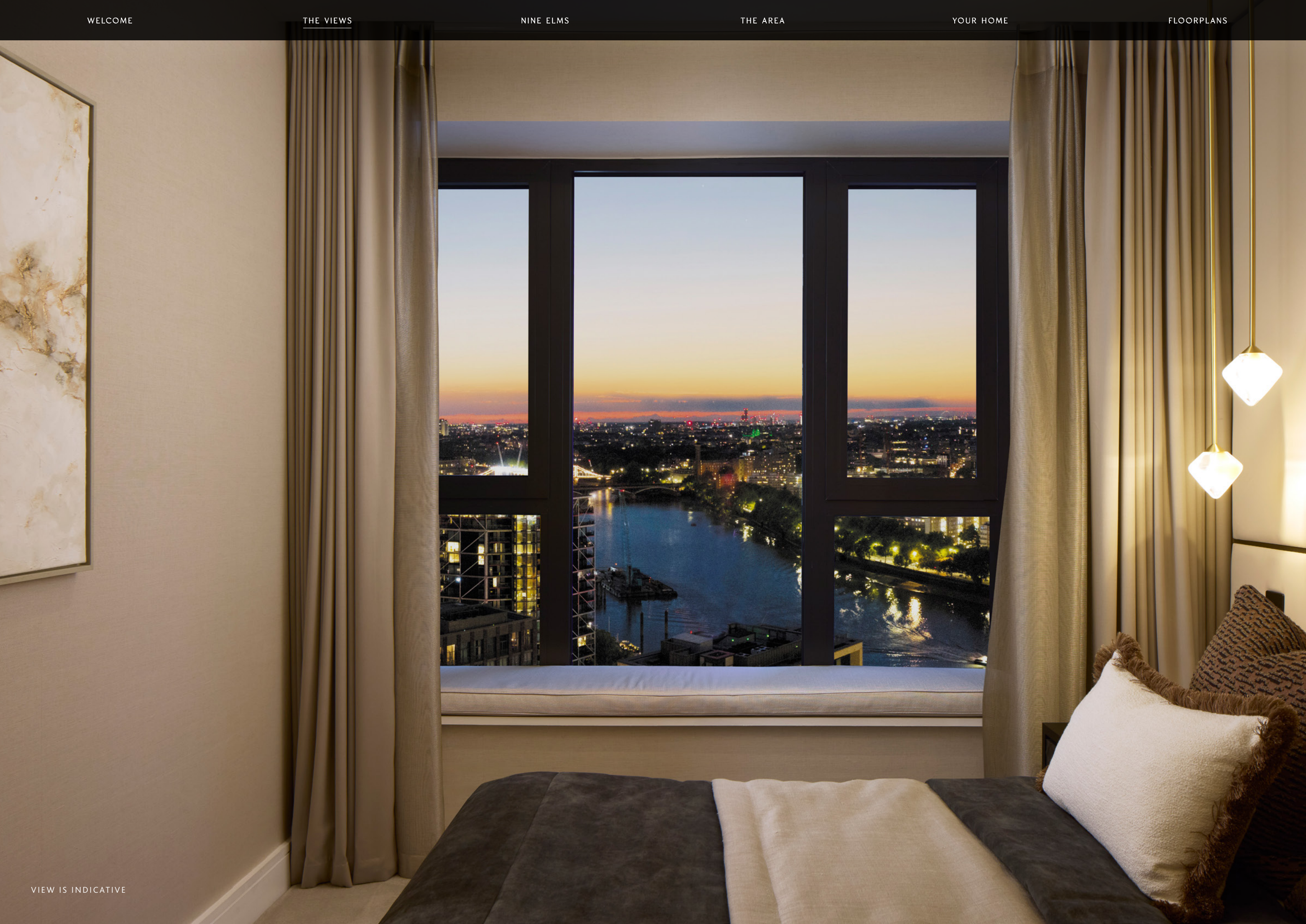


# Shifting perspectives

Watch London's dynamic landscape unfold before you and experience the ever-changing panorama of the city.

As the sun rises and sets, watch the city transform from a bustling metropolis to a dazzling nightscape.







ASCENTA



GREEN PARK

ST JAMES'S PARK

WESTMINSTER

LONDON BRIDGE

BATTERSEA PARK

CHELSEA

WATERLOO

BATTERSEA POWER STATION

ST GEORGE WHARF

BATTERSEA POWER STATION

BATTERSEA PARK

VICTORIA

THE CITY

U.S. EMBASSY

CANARY WHARF

NINE ELMS

VAUXHALL



# Perfectly crafted with nature

Nine Elms Park, a masterpiece of landscape design, offers a serene retreat where nature and city converge.





▼ BATTERSEA PARK  
20 MIN WALK | 5 MIN CYCLE



NINE  
ELMS

NINE  
ELMS  
PARK

POWER  
STATION PARK

BATTERSEA  
POWER STATION



▲ NINE ELMS PARK  
LESS THAN 1 MIN WALK

▼ POWER STATION PARK  
16 MIN WALK | 4 MIN CYCLE



# Your landscape, your horizon

Stroll through a green corridor stretching from Vauxhall to Battersea and admire the stunning vistas of the city skyline.

Connecting you across the capital as you unwind in this idyllic setting, Nine Elms Park is poised to become a beloved destination for residents and visitors alike.



# Experience a new era

**Nine Elms has undergone a remarkable transformation, emerging as a prestigious residential destination in London.**

With the opening of the Northern Line extension, the area now boasts unparalleled connectivity to the heart of the city. This revitalisation has attracted world-class developers and architects, resulting in stunning contemporary buildings and lush green spaces.

As Nine Elms continues to evolve, it offers an inspiring lifestyle, making it a coveted choice for discerning individuals seeking the best of urban living.

NINE ELMS PARK  
LESS THAN 1 MIN WALK





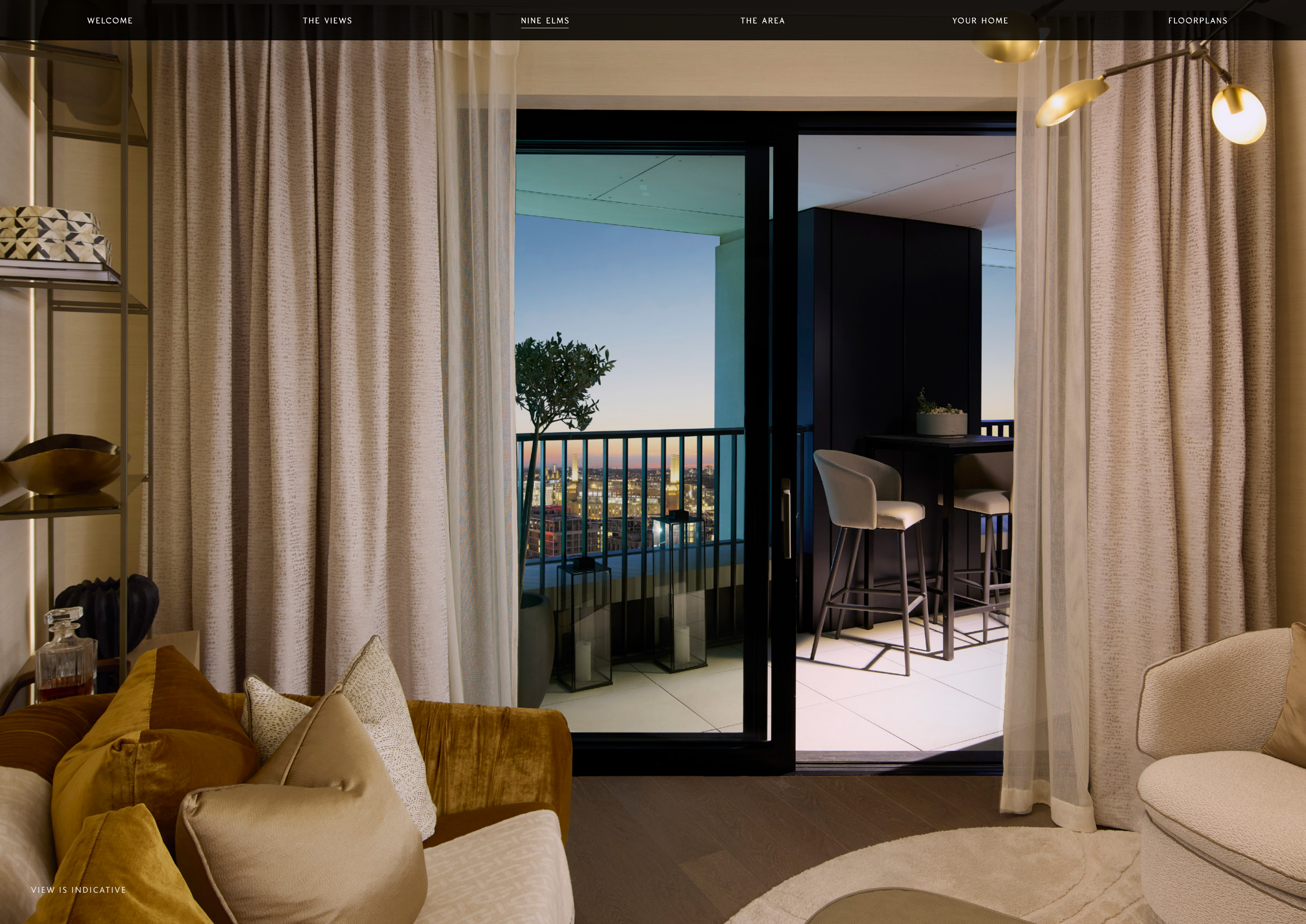
# The epitome of refined living

Ascenta at London Square Nine Elms is more than luxury living; it's a testament to timeless elegance and enduring quality.

Built with the finest materials and cutting-edge techniques, this landmark development embodies the spirit of innovation and attention to detail that defines London's future.

Every facet, from foundation to finish, is a mark of our pursuit of perfection, ensuring its enduring legacy within the vibrant Nine Elms Park.







ASCENTA



CREDIT: NINE ELMS VAUXHALL PARTNERSHIP  
CGI IS INDICATIVE OF FUTURE REGENERATION ONLY

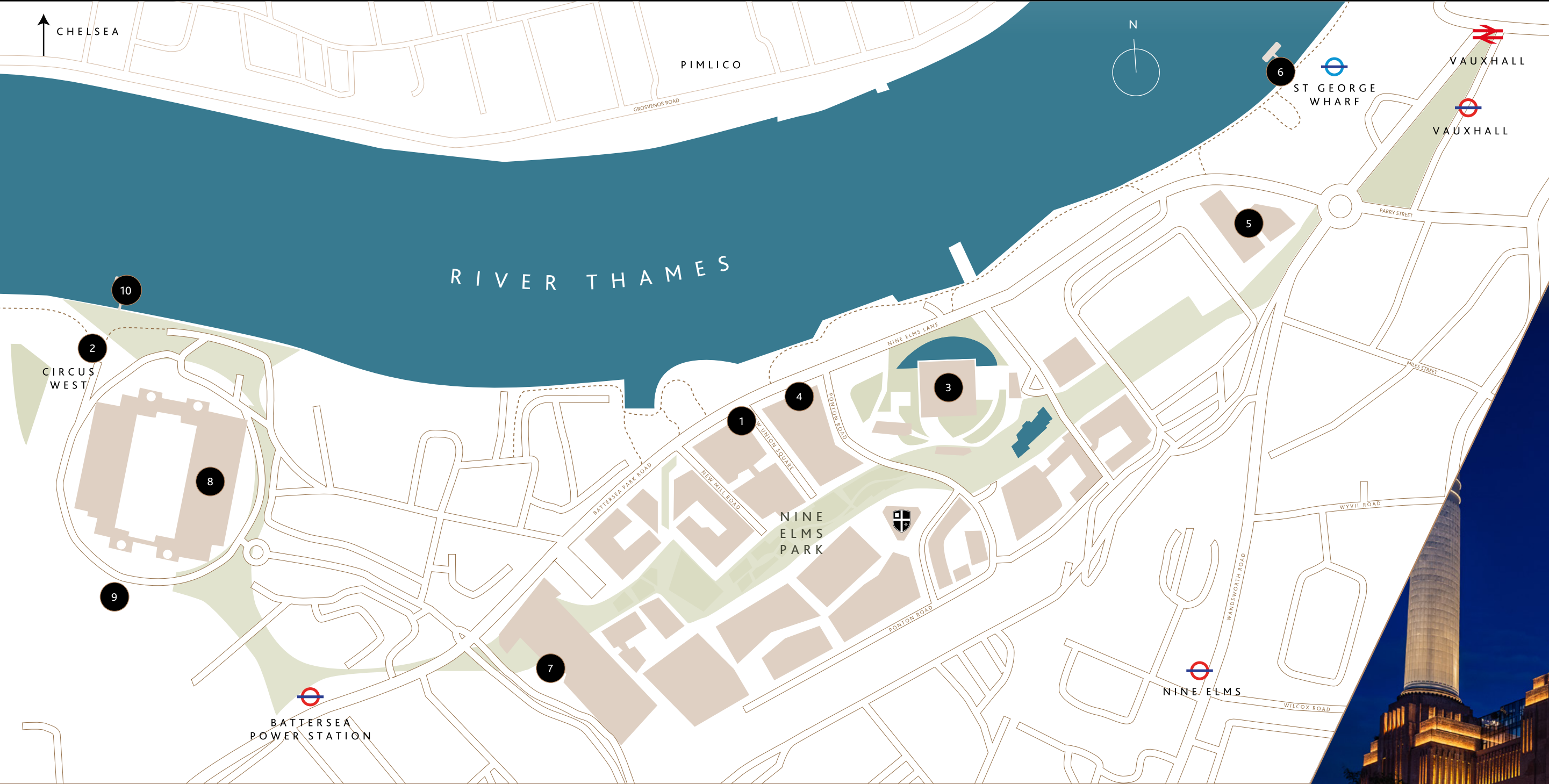


# Be inspired to imagine

The energy of London's vibrant  
tapestry sets the scene for life.

Historic landmarks fill the skyline  
as you journey through the bustling  
streets of the capital.





# Flow effortlessly amongst life

LIFESTYLE

- 1 LINNAEAN  
4 MIN WALK
- 2 BOOM CYCLE  
18 MIN WALK

AMENITIES & LANDMARKS

- 3 U.S. EMBASSY  
1 MIN WALK
- 4 WAITROSE  
3 MIN WALK
- 5 5\* PARK HYATT  
8 MIN WALK
- 6 ST GEORGE WHARF PIER  
11 MIN WALK
- 7 NEW COVENT GARDEN FLOWER MARKET  
11 MIN WALK
- 8 BATTERSEA POWER STATION  
13 MIN WALK
- 9 ART'OTEL BATTERSEA  
14 MIN WALK
- 10 BATTERSEA POWER STATION PIER  
20 MIN WALK

THAMES PATH







# The pinnacle of culinary excellence

Indulge your palate in an exquisite journey of dishes.

Discover a fusion of flavours in Nine Elms’ vibrant community, home to cafés, restaurants and bars.

THE ALCHEMIST  
1 MIN WALK

DISTRICT COFFEE  
1 MIN WALK

EVERNIGHT  
2 MIN WALK

DARBY’S  
3 MIN WALK

PASSYUNK AVENUE  
3 MIN WALK

LINNEAN  
4 MIN WALK

THE RIVERSIDE  
9 MIN WALK

BRUNSWICK HOUSE  
9 MIN WALK

THE BATTERSEA BARGE  
9 MIN WALK

CHOKHI DHANI  
10 MIN WALK



# London, lived beautifully

Ascenta at London Square Nine Elms is perfectly positioned to experience the very best of South West and West London.

Immerse yourself in the vibrant shopping scene of Chelsea, King's Road, and Sloane Street, where luxury boutiques and high-end brands beckon.

With easy access to these iconic neighborhoods, London Square Nine Elms provides the ideal base for discovering London's finest offerings.

 KING'S ROAD. CHELSEA  
14 MINS BY CAR



 GLOUCESTER ROAD.  
KENSINGTON  
22 MINS BY CAR



SLOANE SQUARE.  CHELSEA  
14 MINS BY CAR





# London landmarks

A unique blend of urban sophistication, riverside panoramas and a gateway to the capital.

Indulge in world-class dining at the vibrant heart of the capital, or experience the bustle of the thriving cultural scene amongst some of London’s most recognised landmarks.

- 1

BATTERSEA POWER STATION  
3 MIN CYCLE
- 2

CHELSEA FLOWER SHOW  
11 MIN CYCLE
- 3

WESTMINSTER ABBEY  
12 MINS BY CAR
- 4

KING’S ROAD  
14 MINS BY CAR
- 5

SOUTHBANK CENTRE  
14 MINS BY CAR
- 6

SAATCHI GALLERY  
14 MINS BY CAR
- 7

NATIONAL THEATRE  
14 MINS BY CAR
- 8

TATE MODERN  
18 MINS BY CAR
- 9

V&A MUSEUM  
18 MINS BY CAR
- 10

HARRODS  
18 MINS BY CAR
- 11

NATURAL HISTORY MUSEUM  
20 MINS BY CAR
- 12

BOROUGH MARKET  
20 MINS BY CAR
- 13

THE RITZ  
22 MINS BY CAR
- 14

THE NATIONAL GALLERY  
23 MINS BY CAR
- 15

ROYAL OPERA HOUSE  
23 MINS BY CAR
- 16

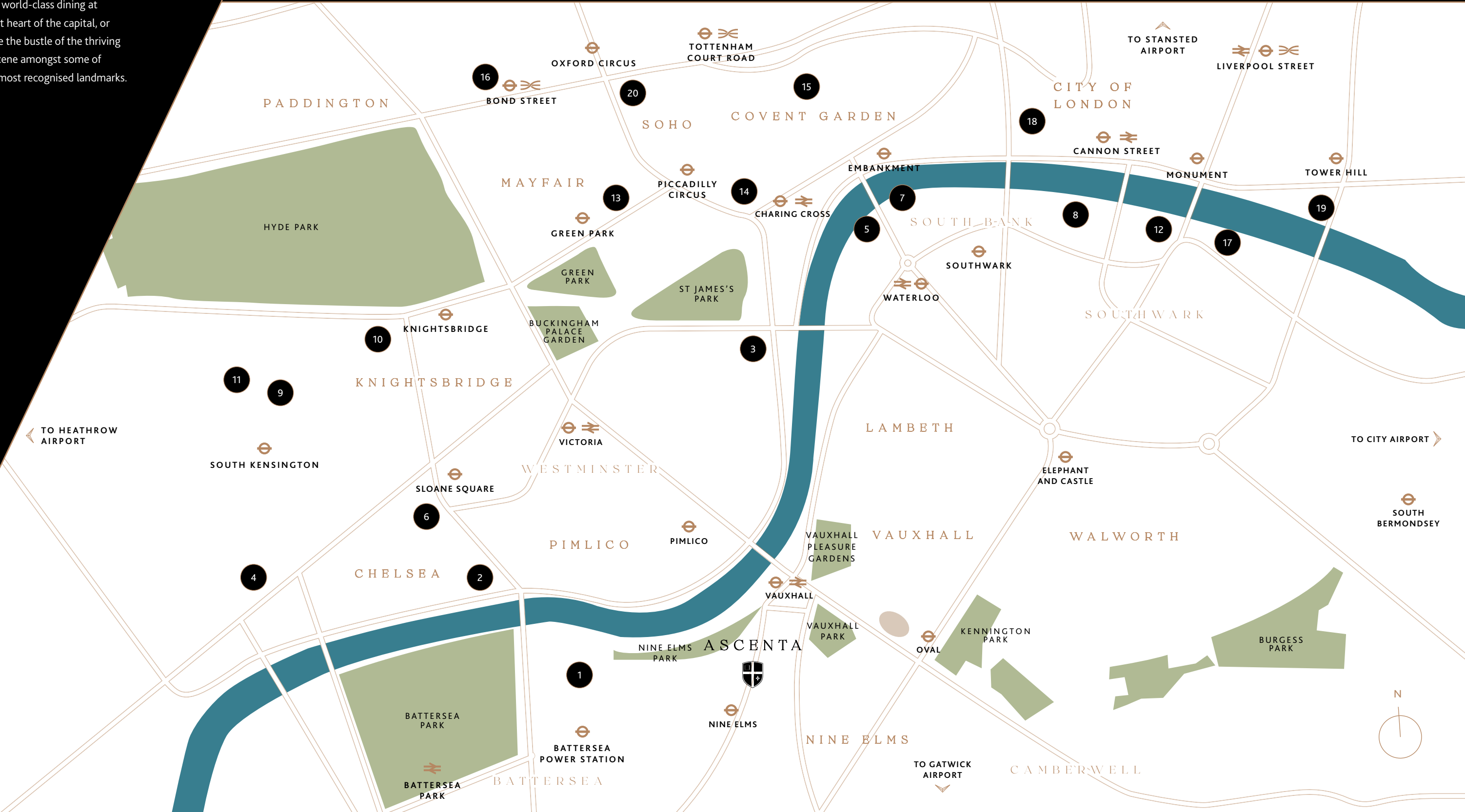
SELFRIDGES  
24 MINS BY CAR
- 17

THE SHARD  
25 MINS BY CAR
- 18

ST PAUL’S CATHEDRAL  
26 MINS BY CAR
- 19

TOWER OF LONDON  
28 MINS BY CAR
- 20

LIBERTY LONDON  
27 MINS BY CAR







Your world,  
connected

Effortlessly navigate the city and witness  
the vibrant landscape of the capital.

Connect to business districts, vibrant social  
hotspots and the unparalleled nightlife  
of London. London Square Nine Elms  
offers enduring quality and access into the  
capital’s endless gateway of experience.



Nine Elms  
station

NORTHERN LINE  
5 MIN WALK

BATTERSEA  
POWER STATION  
2 MINS

LONDON WATERLOO  
5 MINS

LONDON  
CHARING CROSS  
8 MINS

LONDON BRIDGE  
9 MINS

TOTTENHAM COURT ROAD  
10 MINS

BANK  
10 MINS

LONDON EUSTON  
14 MINS

HAMPSTEAD  
25 MINS



Vauxhall  
station

VICTORIA LINE  
& OVERGROUND  
12 MIN WALK

LONDON VICTORIA  
3 MINS



GATWICK  
AIRPORT  
33 MINS

CLAPHAM JUNCTION  
5 MINS

BRIXTON  
5 MINS

OXFORD CIRCUS  
7 MINS

LONDON EUSTON  
10 MINS

KING’S CROSS  
ST PANCRAS  
12 MINS



PARIS  
2 HRS 26 MINS

HIGHBURY & ISLINGTON  
14 MIN



St George  
Wharf

THAMES CLIPPER  
5 MIN WALK

BATTERSEA  
POWER STATION  
2 MINS

LONDON EYE  
8 MINS

WESTMINSTER  
11 MINS

EMBANKMENT  
15 MINS

BLACKFRIARS  
20 MINS

LONDON BRIDGE  
24 MINS

CANARY WHARF  
28 MINS

GREENWICH  
32 MINS

NORTH GREENWICH  
36 MINS



Tottenham Court  
Road station

ELIZABETH LINE  
10 MINS VIA NORTHERN LINE

LIVERPOOL STREET  
5 MINS

PADDINGTON  
5 MINS

STRATFORD  
12 MINS



HEATHROW TERMINAL 5  
37 MINS



# Ascend to the finest

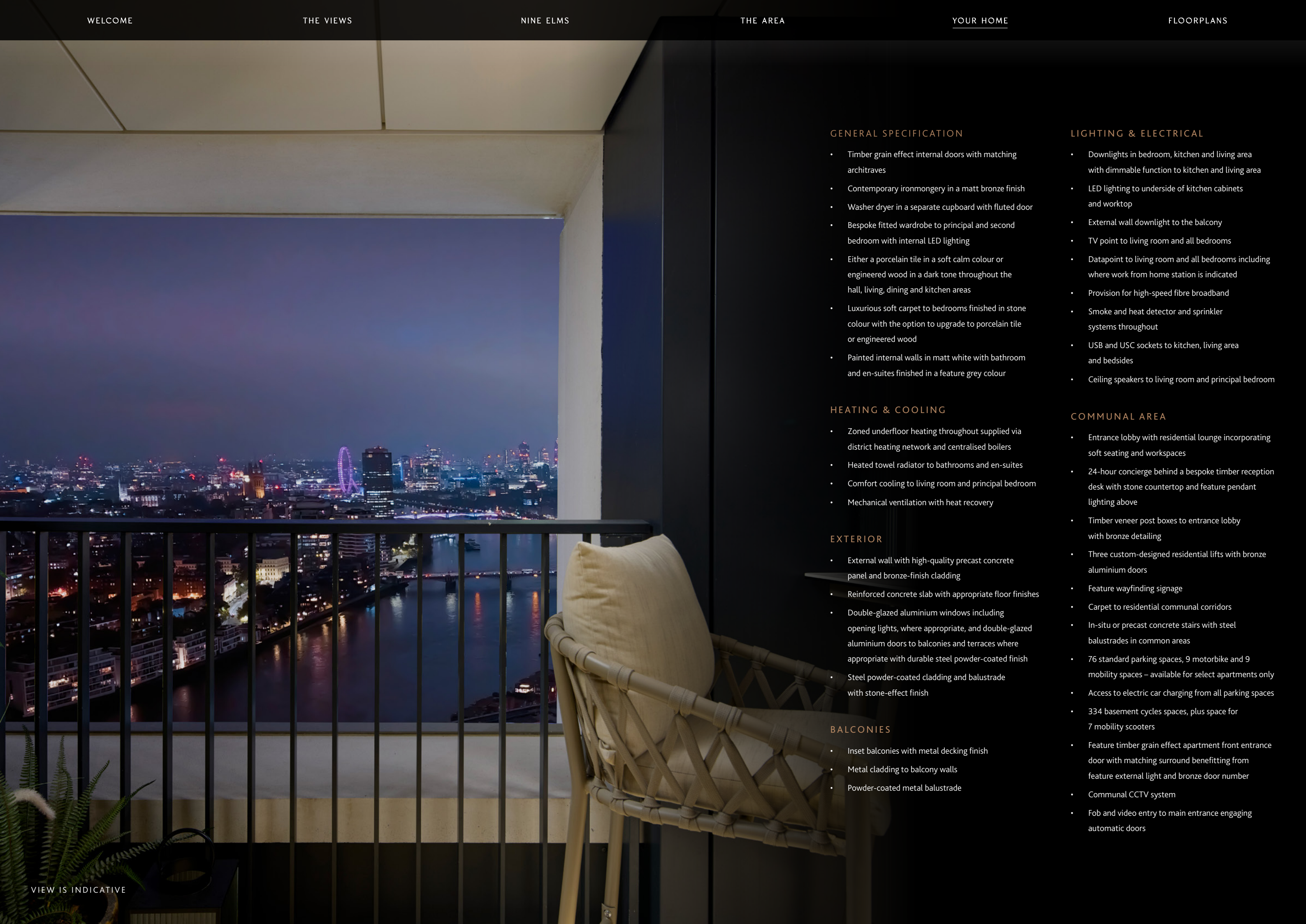


VIEW IS INDICATIVE

As the sun drops below the horizon, the spectacle of light and luxury glisten in the moonlight.

Wind down in the comfort of your own home and overlook the city's spark, or get ready and venture out, creating memorable experiences and explore all the capital has to offer.





GENERAL SPECIFICATION

- Timber grain effect internal doors with matching architraves
- Contemporary ironmongery in a matt bronze finish
- Washer dryer in a separate cupboard with fluted door
- Bespoke fitted wardrobe to principal and second bedroom with internal LED lighting
- Either a porcelain tile in a soft calm colour or engineered wood in a dark tone throughout the hall, living, dining and kitchen areas
- Luxurious soft carpet to bedrooms finished in stone colour with the option to upgrade to porcelain tile or engineered wood
- Painted internal walls in matt white with bathroom and en-suites finished in a feature grey colour

HEATING & COOLING

- Zoned underfloor heating throughout supplied via district heating network and centralised boilers
- Heated towel radiator to bathrooms and en-suites
- Comfort cooling to living room and principal bedroom
- Mechanical ventilation with heat recovery

EXTERIOR

- External wall with high-quality precast concrete panel and bronze-finish cladding
- Reinforced concrete slab with appropriate floor finishes
- Double-glazed aluminium windows including opening lights, where appropriate, and double-glazed aluminium doors to balconies and terraces where appropriate with durable steel powder-coated finish
- Steel powder-coated cladding and balustrade with stone-effect finish

BALCONIES

- Inset balconies with metal decking finish
- Metal cladding to balcony walls
- Powder-coated metal balustrade

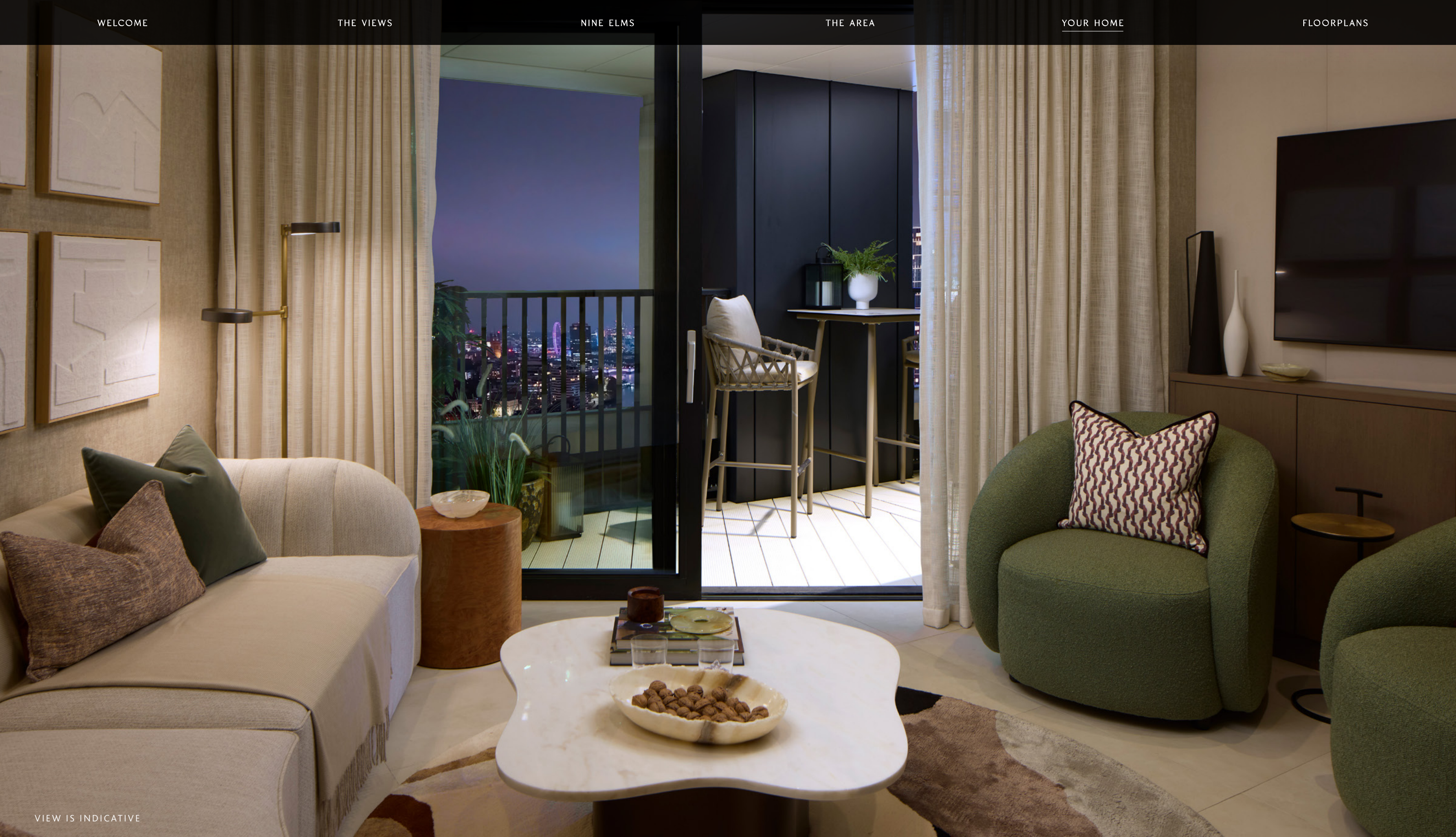
LIGHTING & ELECTRICAL

- Downlights in bedroom, kitchen and living area with dimmable function to kitchen and living area
- LED lighting to underside of kitchen cabinets and worktop
- External wall downlight to the balcony
- TV point to living room and all bedrooms
- Datapoint to living room and all bedrooms including where work from home station is indicated
- Provision for high-speed fibre broadband
- Smoke and heat detector and sprinkler systems throughout
- USB and USC sockets to kitchen, living area and bedsides
- Ceiling speakers to living room and principal bedroom

COMMUNAL AREA

- Entrance lobby with residential lounge incorporating soft seating and workspaces
- 24-hour concierge behind a bespoke timber reception desk with stone countertop and feature pendant lighting above
- Timber veneer post boxes to entrance lobby with bronze detailing
- Three custom-designed residential lifts with bronze aluminium doors
- Feature wayfinding signage
- Carpet to residential communal corridors
- In-situ or precast concrete stairs with steel balustrades in common areas
- 76 standard parking spaces, 9 motorbike and 9 mobility spaces – available for select apartments only
- Access to electric car charging from all parking spaces
- 334 basement cycles spaces, plus space for 7 mobility scooters
- Feature timber grain effect apartment front entrance door with matching surround benefitting from feature external light and bronze door number
- Communal CCTV system
- Fob and video entry to main entrance engaging automatic doors





VIEW IS INDICATIVE

## The Allure palette

The essence of elegance and excellence.

Heightened interior designs seamlessly  
blend with alluring cityscape views.

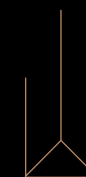




## Presentation is everything

Style curated for ease and comfort.

From bespoke timber kitchens finished  
in a dark oak stain to matt black linear  
tiling, it's an aesthetic of timeless appeal.







ALLURE KITCHENS

- Bespoke timber kitchens finished in a dark oak stain with graphite grey carcass
- Concrete-finish Caesarstone worktop with brushed gold undermounted sink
- Brushed-gold-finish 3-in-1 hot water tap
- Dark-tiled splashback
- Siemens and NEFF (or similar) integrated appliances with visible appliances in a black and anthracite finish
- Appliances include a single oven, combination microwave and oven, warming drawer, induction hob, extractor, dishwasher, fridge freezer, wine fridge

ALLURE BATHROOMS & EN-SUITES

- Bespoke dark-stained-oak-finish cabinetry both high and low-level offering generous storage
- Full-height tiling, where applicable, with a large format tile below basin line and to the floor and a matching linear tile above in a deep dark colour
- Tiled full-height recess within bath/shower enclosure with pin light above and glass shelving
- Recessed basin with concrete effect composite stone vanity top
- Full height and width fitted mirror behind basin with demister
- Wall hung WC with soft close lid
- Baths, where applicable, benefit from wall-mounted handheld shower heads, a ceiling-mounted fixed shower head and hinged glazed glass bath screen
- Showers, where applicable, benefit from wall-mounted handheld shower head, a ceiling-mounted fixed shower head and hinged glass shower door and enclosure
- Brassware and flush plate finished in brushed brass with towel rail and shower screen in matt black
- Feature pendant light beside high-level cabinetry in a white and glass finish with LED lighting below low-level vanity storage drawer and within high level cabinetry





# The Luminous palette

Intricacy, design and comfort  
carefully considered and crafted  
to complement your needs.





# A sanctuary to behold

Relish unchangeable class and unique vistas.

The bespoke light-stained-oak cabinetry and exquisite brassware accents create an atmosphere of refined elegance, where every moment becomes a serene escape.





### LUMINOUS KITCHENS

- Bespoke timber kitchens finished in a light oak stain with pebble grey carcass
- Concrete-finish Caesarstone worktop with gunmetal undermounted sink
- Gunmetal-finish 3-in-1 hot water tap
- Light-tiled splashback
- Siemens and NEFF (or similar) integrated appliances with visible appliances in a black and anthracite finish
- Appliances include a single oven, combination microwave and oven, warming drawer, induction hob, extractor, dishwasher, fridge freezer, and wine fridge

### LUMINOUS BATHROOMS & EN-SUITES

- Bespoke light-stained-oak-finish finish cabinetry both high and low-level offering generous storage
- Full-height tiling, where applicable, with a large format tile below basin line and to the floor and a matching linear tile above in a soft calm colour
- Tiled full-height recess within bath/shower enclosure with pin light above and glass shelving
- Recessed basin with concrete effect composite stone vanity top
- Full height and width fitted mirror behind basin with demister
- Wall hung WC with soft close lid
- Baths, where applicable, benefit from wall-mounted handheld shower heads, a ceiling-mounted fixed shower head and glazed glass bath screen
- Showers, where applicable, benefit from wall-mounted handheld shower head, a ceiling-mounted fixed shower head and hinged glass shower door and enclosure
- Brassware, flush plate, towel rail, and shower screen finished in matt white
- Feature pendant light beside high-level cabinetry in a white and glass finish with LED lighting below low-level vanity storage drawer and within high level cabinetry





## Your personal service

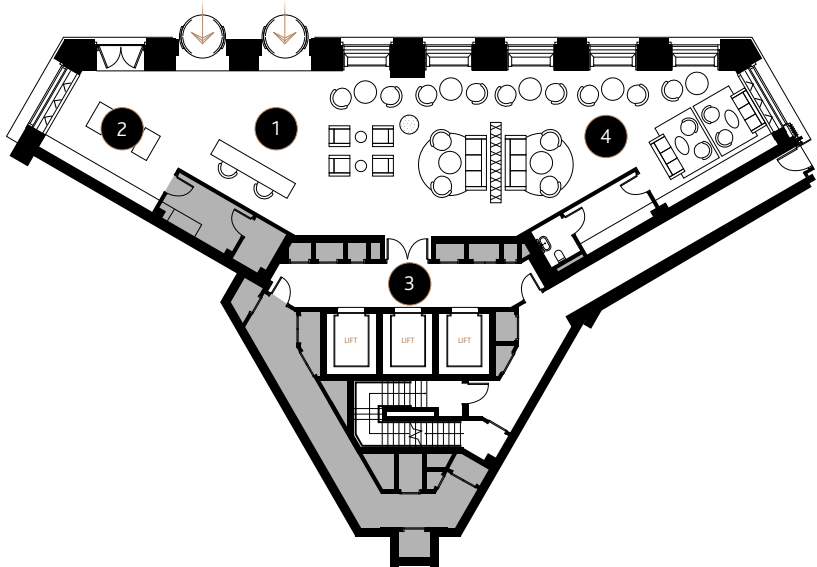
Our 24-hour concierge service  
is on hand for your convenience.

For your ease, deliveries can be taken at  
our concierge desk, as well as help organise  
transport, laundry services and bookings, and  
much more to keep you comfortable and relaxed.





1 CONCIERGE DESK 2 POST AREA 3 LIFT LOBBY 4 RESIDENTS LOUNGE





ASCENTA  
Nº 2001

FLOOR 20  
TWO BEDROOM APARTMENT

KITCHEN/LIVING/DINING

6.51m x 4.37m | 21'4" x 14'4"

BEDROOM 1

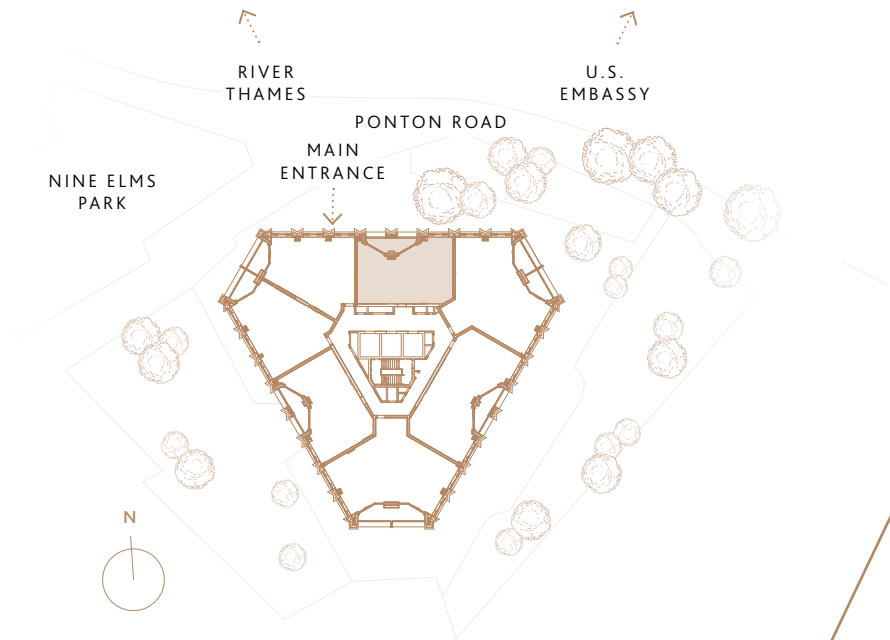
5.53m x 2.89m | 18'2" x 9'6"

BEDROOM 2

3.08m x 3.74m | 10'1" x 12'3"

BALCONY

1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2001 ➔



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2003

FLOOR 20  
THREE BEDROOM APARTMENT

KITCHEN/DINING  
3.72m x 7.29m | 12'2" x 23'11"

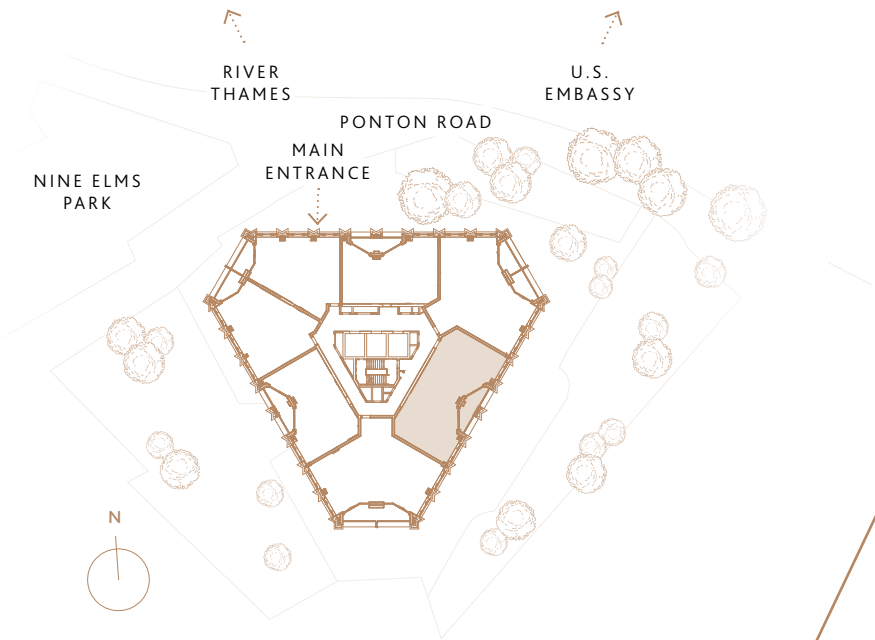
LIVING  
3.60m x 3.78m | 11'10" x 12'5"

BEDROOM 1  
5.24m x 3.02m | 17'2" x 9'11"

BEDROOM 2  
4.79m x 2.91m | 15'8" x 9'6"

BEDROOM 3  
2.63m x 3.77m | 8'7" x 12'4"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2003 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

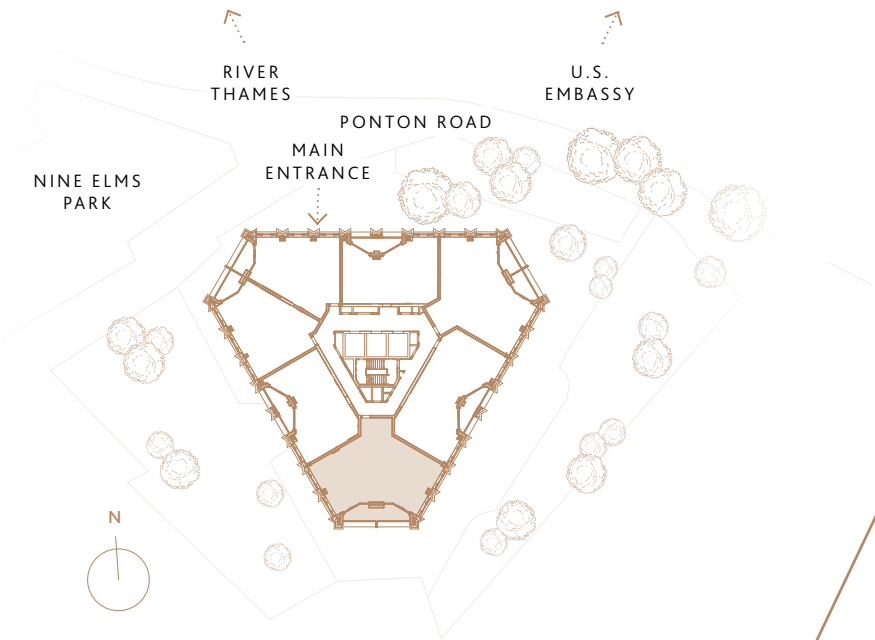
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ASCENTA  
Nº 2004

FLOOR 20  
THREE BEDROOM APARTMENT

- KITCHEN/DINING  
6.43m x 3.58m | 21'1" x 11'9"
- LIVING  
3.36m x 2.96m | 11'0" x 9'9"
- BEDROOM 1  
3.36m x 2.80m | 11'0" x 9'2"
- DRESSING/STUDY  
2.20m x 2.29m | 7'3" x 7'6"
- BEDROOM 2  
4.15m x 3.10m | 13'7" x 10'2"
- BEDROOM 3  
3.20m x 4.05m | 10'6" x 13'3"
- BALCONY  
1.63m x 7.92m | 5'4" x 26'0"



Discover Nº 2004 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2005

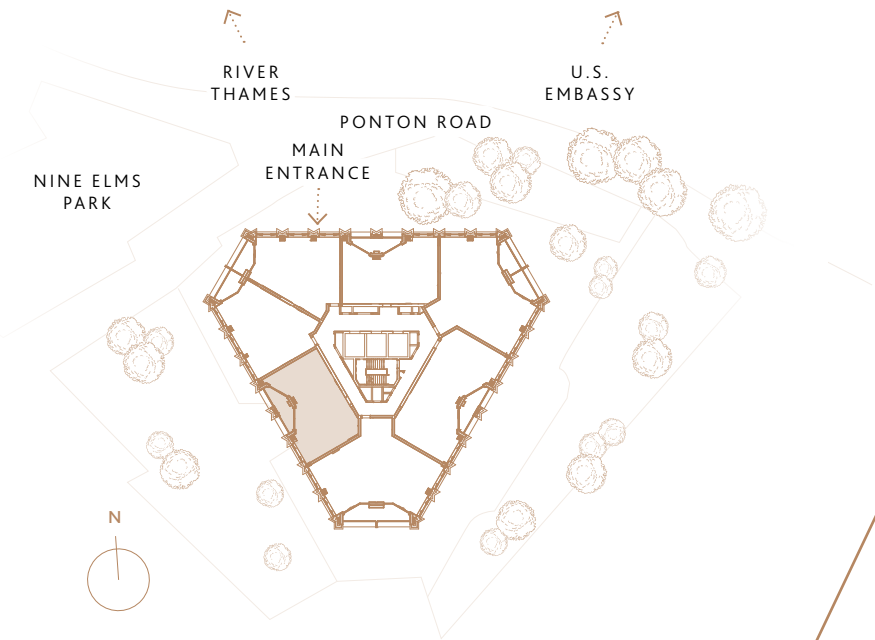
FLOOR 20  
TWO BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.51m x 4.37m | 21'4" x 14'4"

BEDROOM 1  
5.53m x 2.89m | 18'2" x 9'6"

BEDROOM 2  
3.08m x 3.74m | 10'1" x 12'3"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2005 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

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ASCENTA  
N° 2006

FLOOR 20  
TWO BEDROOM APARTMENT

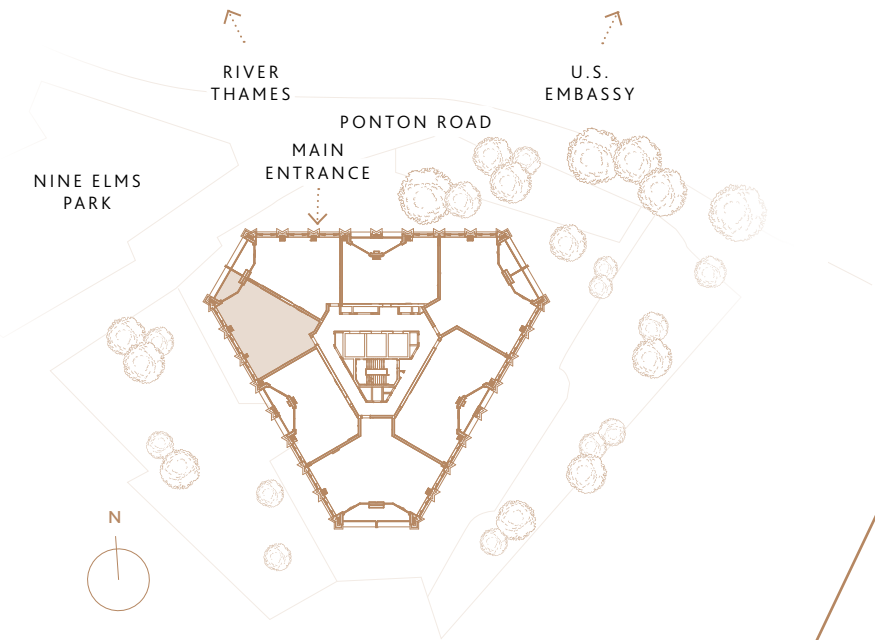
KITCHEN/DINING  
3.19m x 5.99m | 10'6" x 19'8"

LIVING  
3.41m x 3.37m | 11'2" x 11'1"

BEDROOM 1  
4.34m x 3.49m | 14'3" x 11'5"

BEDROOM 2  
4.34m x 2.82m | 14'3" x 9'3"

BALCONY  
1.63m x 3.89m | 5'4" x 12'9"



Discover N° 2006 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

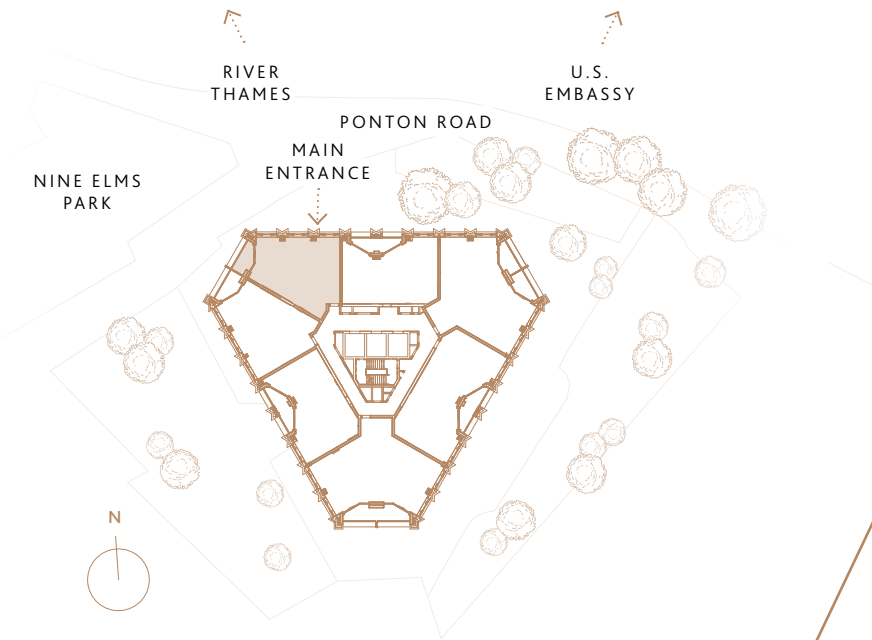
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ASCENTA  
Nº 2007

FLOOR 20  
TWO BEDROOM APARTMENT

- KITCHEN/DINING  
3.19m x 5.99m | 10'6" x 19'8"
- LIVING  
3.41m x 3.37m | 11'2" x 11'1"
- BEDROOM 1  
4.34m x 3.49m | 14'3" x 11'5"
- BEDROOM 2  
4.34m x 2.82m | 14'3" x 9'3"
- BALCONY  
1.63m x 3.89m | 5'4" x 12'9"



Discover Nº 2007 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2101

FLOOR 21  
TWO BEDROOM APARTMENT

KITCHEN/LIVING/DINING

6.51m x 4.37m | 21'4" x 14'4"

BEDROOM 1

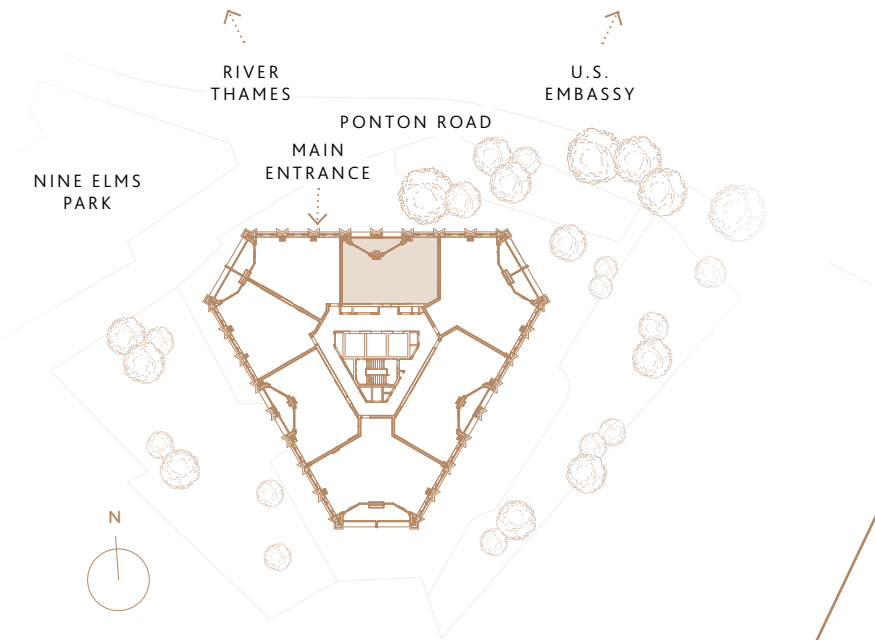
5.53m x 2.89m | 18'2" x 9'6"

BEDROOM 2

3.08m x 3.74m | 10'1" x 12'3"

BALCONY

1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2101



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2103

FLOOR 21  
THREE BEDROOM APARTMENT

KITCHEN/DINING  
3.72m x 7.29m | 12'2" x 23'11"

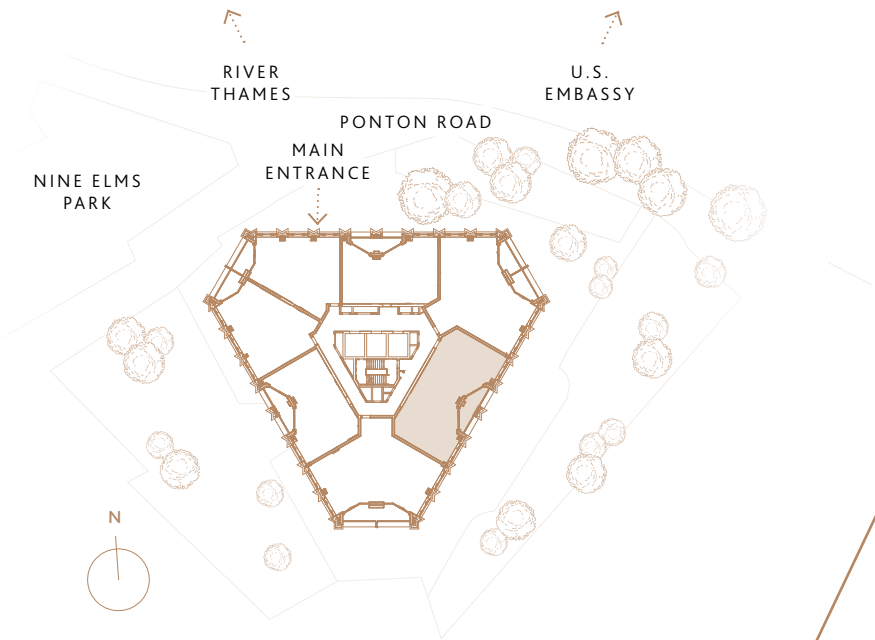
LIVING  
3.60m x 3.78m | 11'10" x 12'5"

BEDROOM 1  
5.24m x 3.02m | 17'2" x 9'11"

BEDROOM 2  
4.79m x 2.91m | 15'8" x 9'6"

BEDROOM 3  
2.63m x 3.77m | 8'7" x 12'4"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2103 ➔



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024. This home is wheelchair accessible.



ASCENTA  
Nº 2104

FLOOR 21  
THREE BEDROOM APARTMENT

KITCHEN/DINING  
6.43m x 3.58m | 21'1" x 11'9"

LIVING  
3.36m x 2.96m | 11'0" x 9'9"

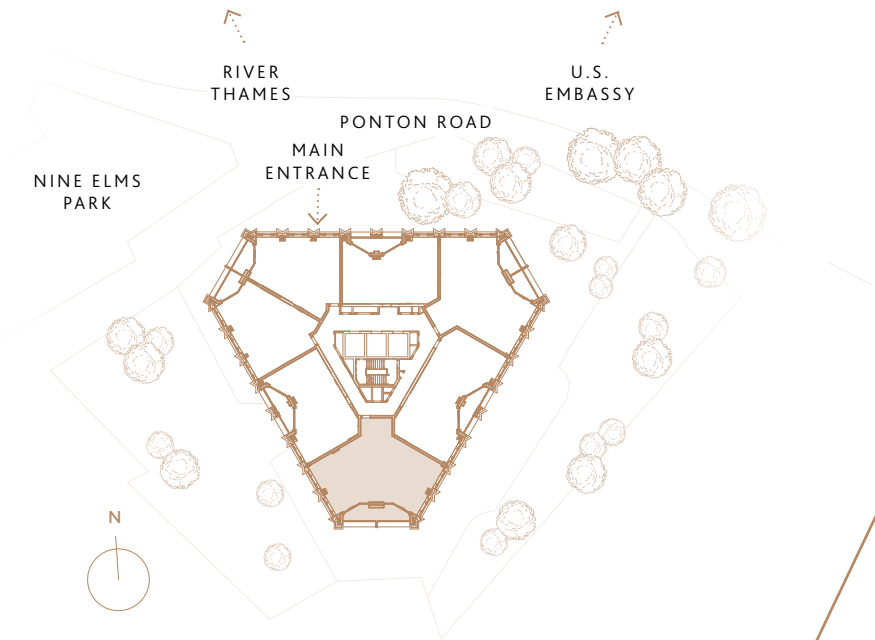
BEDROOM 1  
3.36m x 2.80m | 11'0" x 9'2"

DRESSING/STUDY  
2.20m x 2.29m | 7'3" x 7'6"

BEDROOM 2  
4.15m x 3.10m | 13'7" x 10'2"

BEDROOM 3  
3.20m x 4.05m | 10'6" x 13'3"

BALCONY  
1.63m x 7.92m | 5'4" x 26'0"



Discover Nº 2104 ➔



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2105

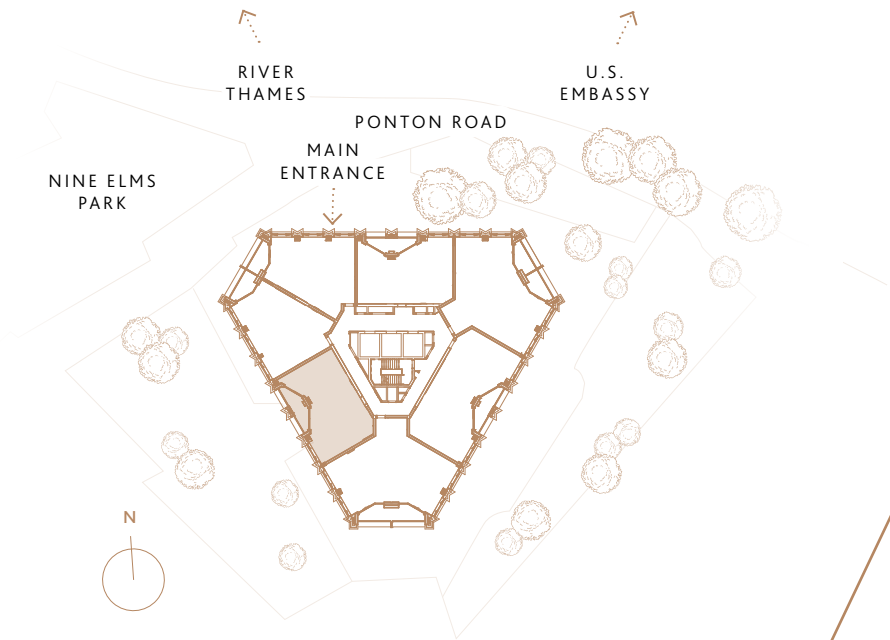
FLOOR 21  
TWO BEDROOM APARTMENT

KITCHEN/LIVING/DINING  
6.51m x 4.37m | 21'4" x 14'4"

BEDROOM 1  
5.53m x 2.89m | 18'2" x 9'6"

BEDROOM 2  
3.08m x 3.74m | 10'1" x 12'3"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2105 ➔



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2106

FLOOR 21  
TWO BEDROOM APARTMENT

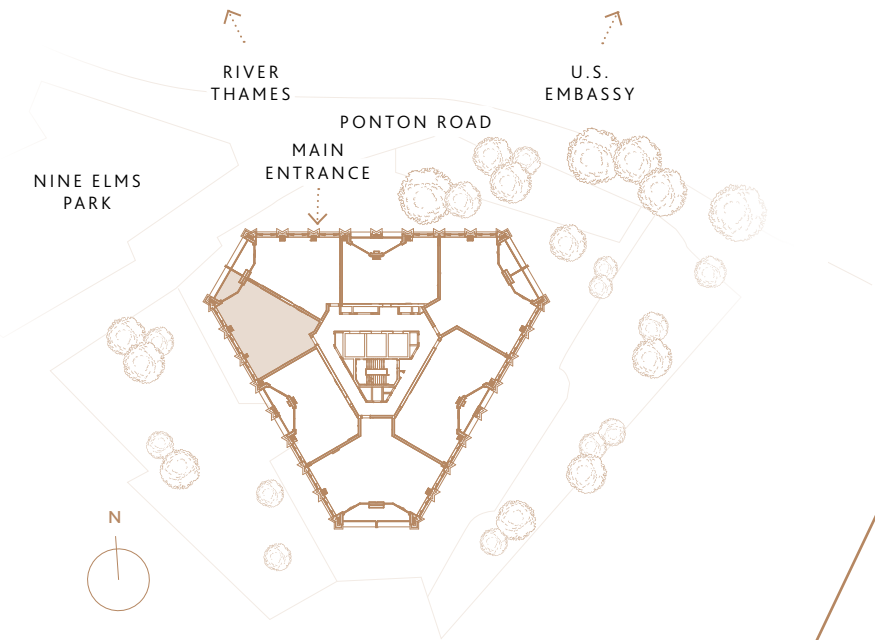
KITCHEN/DINING  
3.19m x 5.99m | 10'6" x 19'8"

LIVING  
3.41m x 3.37m | 11'2" x 11'1"

BEDROOM 1  
4.34m x 3.49m | 14'3" x 11'5"

BEDROOM 2  
4.34m x 2.82m | 14'3" x 9'3"

BALCONY  
1.63m x 3.89m | 5'4" x 12'9"



Discover Nº 2106 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

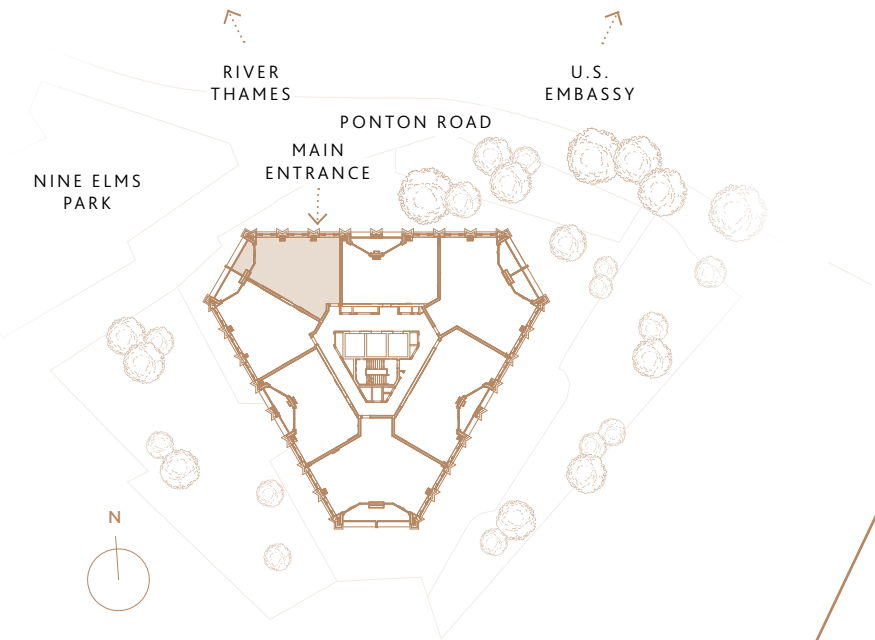
Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
N° 2107

FLOOR 21  
TWO BEDROOM APARTMENT

- KITCHEN/DINING  
3.19m x 5.99m | 10'6" x 19'8"
- LIVING  
3.41m x 3.37m | 11'2" x 11'1"
- BEDROOM 1  
4.34m x 3.49m | 14'3" x 11'5"
- BEDROOM 2  
4.34m x 2.82m | 14'3" x 9'3"
- BALCONY  
1.63m x 3.89m | 5'4" x 12'9"



Discover N° 2107 ➔



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2201

FLOOR 22  
THREE BEDROOM APARTMENT

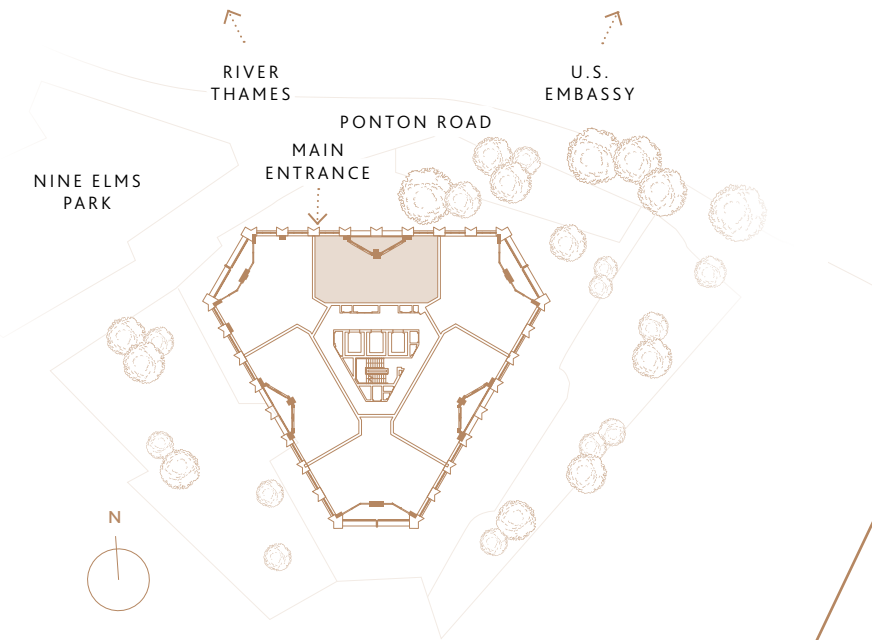
KITCHEN/LIVING/DINING  
6.50m x 4.21m | 21'4" x 13'10"

BEDROOM 1  
5.53m x 2.88m | 18'2" x 9'5"

BEDROOM 2  
3.98m x 3.40m | 13'1" x 11'2"

BEDROOM 3  
3.10m x 4.36m | 10'2" x 14'4"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | X – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
N° 2203

FLOOR 22  
THREE BEDROOM APARTMENT

KITCHEN/DINING  
3.72m x 7.29m | 12'2" x 23'11"

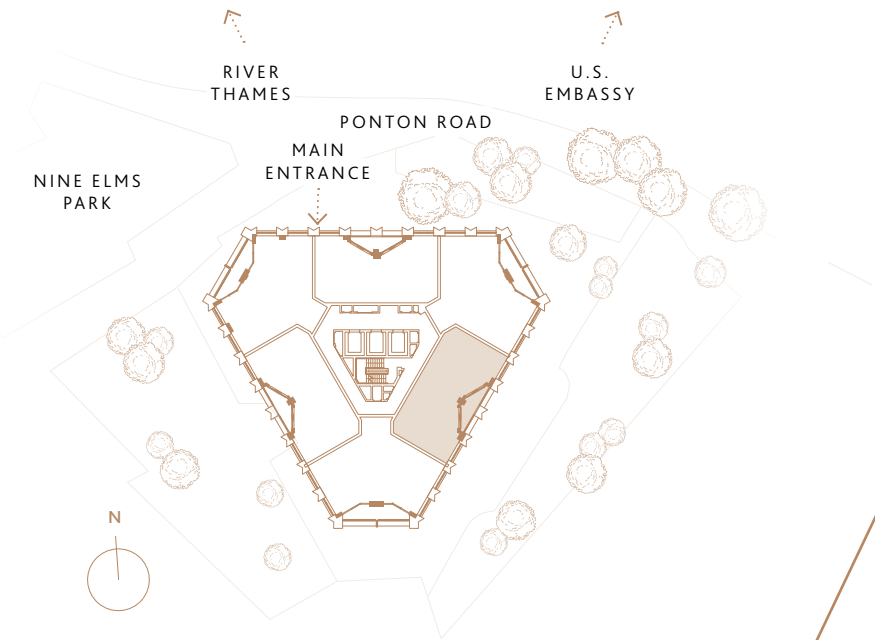
LIVING  
3.60m x 3.78m | 11'10" x 12'5"

BEDROOM 1  
5.24m x 3.02m | 17'2" x 9'11"

BEDROOM 2  
4.79m x 2.91m | 15'8" x 9'6"

BEDROOM 3  
2.63m x 3.77m | 8'7" x 12'4"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



Discover N° 2203 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



ASCENTA  
Nº 2205

FLOOR 22  
THREE BEDROOM APARTMENT

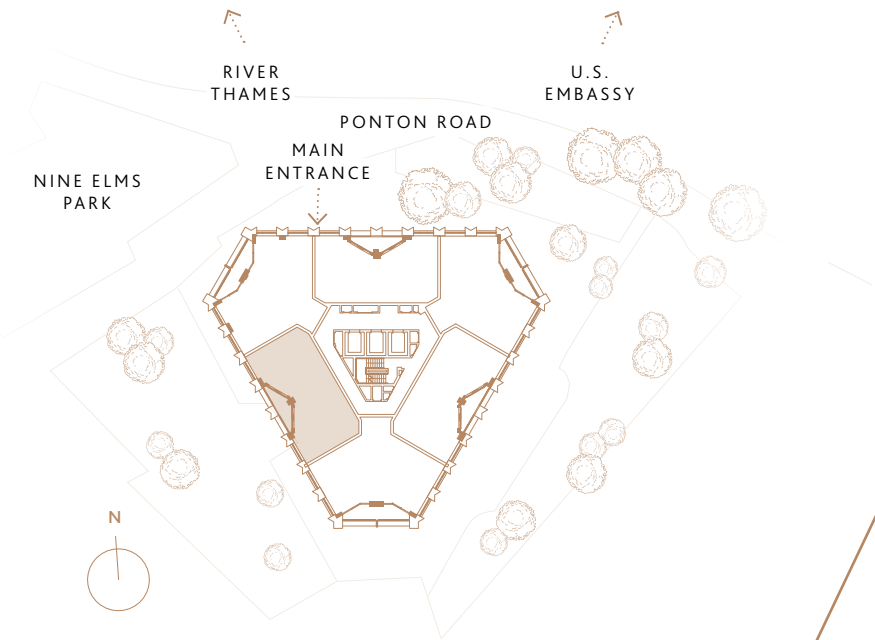
KITCHEN/LIVING/DINING  
6.50m x 4.21m | 21'4" x 13'10"

BEDROOM 1  
5.53m x 2.88m | 18'2" x 9'5"

BEDROOM 2  
3.98m x 3.40m | 13'1" x 11'2"

BEDROOM 3  
3.10m x 4.36m | 10'2" x 14'4"

BALCONY  
1.59m x 6.04m | 5'3" x 19'10"



Discover Nº 2205 ➤



HIU – Heat interface unit | C – Cupboard | W – Wardrobe  
UC – Utility cupboard | ☒ – Tall cabinet | W/D – Washer & dryer

Total floor area may vary slightly to the figure that is listed. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Map is not to scale. Subject to change. November 2024.



# We are London Square, making London greater



London Square is an Aldar-owned company, that is committed to quality design, sustainability, and service, creating world-class homes that enrich the lives of our customers.

By embracing innovative design and prioritising sustainability, we aim to build communities where people want to live, now and in the future. Our commitment extends to enhancing biodiversity, cutting greenhouse gas emissions, and addressing social challenges, all with clear targets for a more sustainable London.

“When I founded London Square, I set out to build homes that reflect London’s rich architectural heritage and create vibrant communities.

Over 14 years, we’ve delivered 30 award-winning developments and received more than 60 accolades for excellence. Now, as part of the Aldar Group of Companies, we continue to set new standards in design, sustainability, and customer service.

London Square Nine Elms is set to create a legacy that will be enjoyed for generations. It is the capital’s smartest new address, with exquisitely crafted apartments over 23 storeys in a stunning six-sided bronze-panelled landmark building set in landscaped parkland, and designed by world-class Allies & Morrison Architects.”

A handwritten signature in black ink, which appears to read 'Adam Lawrence'.

ADAM LAWRENCE  
CHIEF EXECUTIVE





VIEW IS INDICATIVE

# Benefits of buying new

New-build properties come with a promise – you can move straight in and immediately relax in your home. No stress or costly renovation to worry about.

## 10-YEAR WARRANTY

Your home carries the reassurance of a 10-year NHBC warranty.

## COMMUNITY & HERITAGE

We create sustainable communities where people thrive.

## AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams will guide you through every step of your purchase.

## HIGH QUALITY BUILD

Quality is built into the very fabric of our homes, so you can buy with complete confidence.

## SECURITY & PEACE OF MIND

You can be assured that your new home will meet our very high standards in every aspect of the build and finish.

## ENERGY EFFICIENT

Your new home complies with all the building regulations for sustainability, insulation and energy efficiency.

## MANAGEMENT COMPANY CHARTER

Our mission is to make a difference to people's lives which continues once residents have moved in.

[Read our Management Company Charter](#) ➤





# Sustainable living in the capital



By embracing innovative design and prioritising sustainability, we aim to build communities where people want to live, now and in the future.

## SOCIAL

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do.

We are proud to be a Living Wage Employer and accredited with the Greater London Authority's good work standard.



### Communities

We will keep building sustainable communities where people can live, work, learn and play.

### Inclusion

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

### Employment

We will remain an outstanding employer that people want to work for.

## ENVIRONMENT

We continue to innovate in order to secure a sustainable future for all.

We focus heavily on ways we can reduce our impact on climate change and the pressures put on the earth, nature and precious resources.



### Carbon

We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

### Waste

We will continually strive to reduce, re-use and recycle, recycling a minimum of 98% of our construction waste.

### Natural resources & biodiversity

We will continue to source materials with the least environmental impact, reduce water consumption and increase biodiversity.

## GOVERNANCE

We are committed to increasing diversity at all levels of our organization, including our Executive Board.

However, the Board is supported by a strong team, with a higher than industry average representation of female and BAME employees.



### Corporate governance

We will continue to be well governed and do business in a clear and transparent manner.

### Business ethics

We will continue treating our suppliers and customers fairly.

### Reporting

We will continue to pay fair taxes.







LONDON  
SQUARE

An Aldar Company

ASCENTA AT LONDON SQUARE NINE ELMS

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LONDONSQUARE.CO.UK

DISCLAIMER: View is indicative. This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. All room dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. The fireplace and panel are part of interior design concept and does not form part of standard spec. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from Google Maps, Citymapper, and tfl.gov.uk.