



The Penthouse  
Lombard Wharf, SW11

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Exceptional three-bedroom penthouse on the 26th floor of Lombard Wharf. Enjoy 360° panoramic views of the City, River Thames and South & West London from the wraparound terrace (1112.49 sq ft/103.35 sq m). The stylish 2946 sq ft of accommodation is accessed via a coded lift with the choice of two entrances. Finished to a high standard throughout, the open-plan layout incorporates a study area, living room, dining room and kitchen. The master-bedroom and guest-suite both feature en suites with a free-standing oval bath and walk in shower.

- Penthouse on the 26th floor
- Three double bedrooms/three bathrooms
- Total area: 2946 sq ft sq ft/273.6 sq m
- Wraparound terrace (1112.49 sq ft/103.35 sq m)
- Coded lift access to the apartment
- Two underground car parking spaces included
- Engineered wood flooring to all living areas and kitchen
- 24-hour concierge service

An iconic and award-winning riverside development, Lombard Wharf offers 134 one, two and three-bedroom apartments and penthouses with impressive views across the Thames, the City and beyond. Located in Battersea, a short walk from Clapham Junction, with excellent transport links across London and to the south of England. The Thames Clipper departs a few minutes' walk from the development, providing direct access to the City. King's Road in Chelsea is also less than 10-minutes away by car.

**Tenure** - Leasehold

**Lease** - 999 years

**Service Charge** - £11,300 per annum

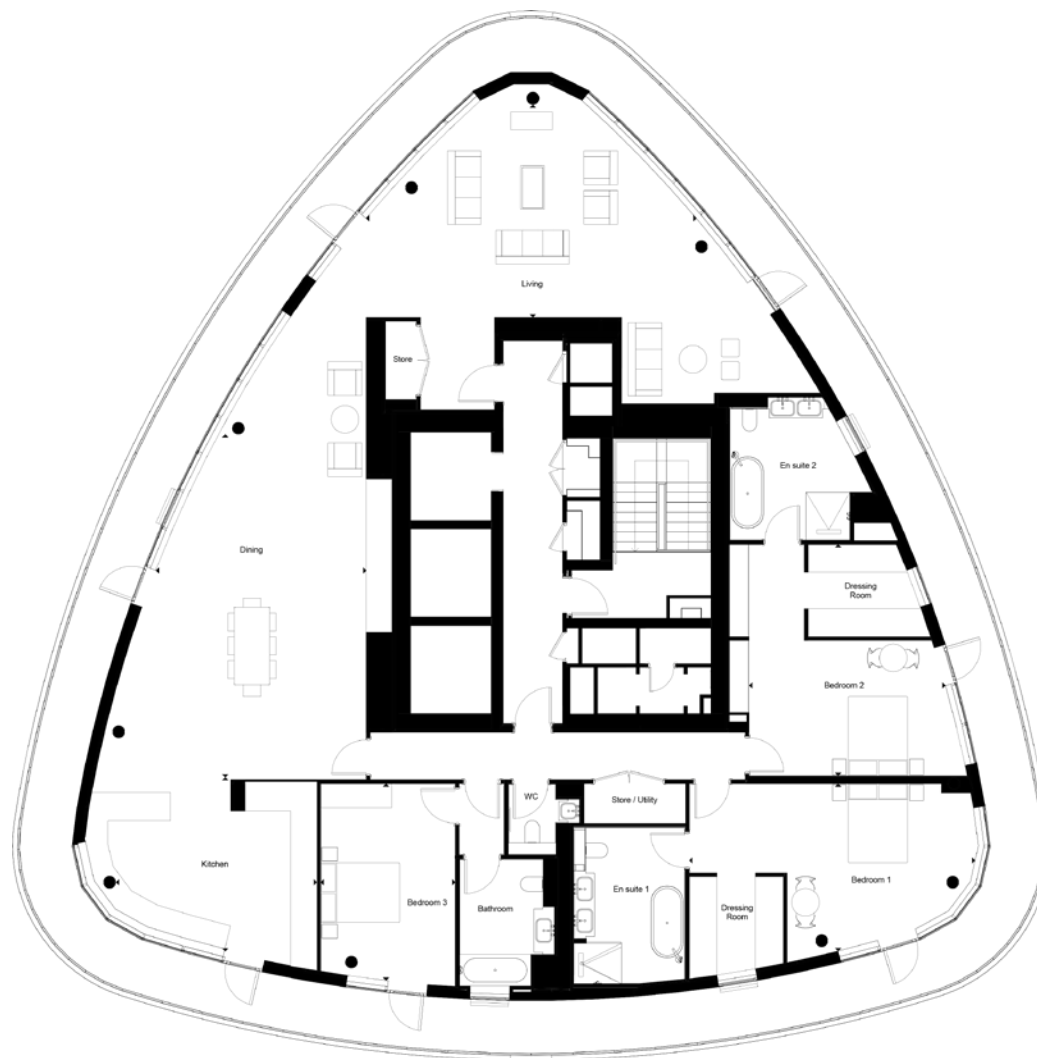
**Ground Rent** - £2,000 annum

**Parking service charge** chargeable at £2,000 per annum









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