



Lombard Wharf
Lombard Road, SW11

CHESTERTONS





A well-presented, modern fifth floor apartment situated within the striking Lombard Wharf development on the banks of the River Thames.

The well-balanced and remarkably bright accommodation of 555 Sq. Ft is presented in immaculate order throughout, with a phenomenal balcony enjoying far-reaching views across South London.

Accommodation comprises of a generous south-west facing open-plan reception room with ultra-modern fitted kitchen units, ample floor space and a door to the large terrace with beautiful views. The bedroom is of a good size with fitted wardrobes and accesses the terrace, there is a modern three-piece bathroom suite and generous storage from the hallway.

Lombard Wharf is an iconic and striking modern tower on the south bank of the river Thames, benefitting from an on-site concierge, residents gym and within moments of Chelsea, Battersea Square, Battersea Park and Clapham Junction mainline station.

- Phenomenal south-facing balcony with far-reaching views
- Generous open-plan reception area with stylish fitted kitchen
- Modern bathroom suite
- Underfloor heating and comfort cooling
- On site concierge and residents gym

Offers in excess of
£525,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	85	85
69-80	C		
55-68	D		
49-54	E		
37-48	F		
1-36	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 990 years 11 months
Service Charge: £5859
Ground Rent: £650
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

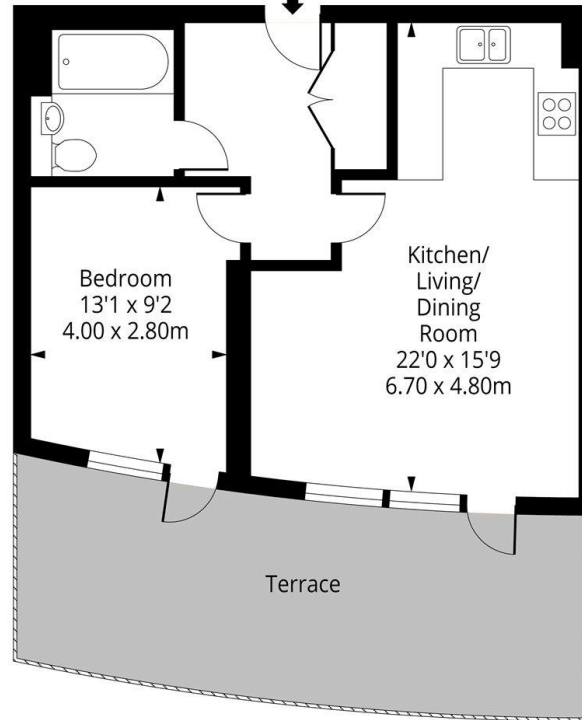
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Fifth Floor

Approx Gross Internal Area **555 Sq Ft - 51.56 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 29692

