



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 also 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.

- Remarkably bright modern apartment
- Fifth Floor
- Situated within the striking Lombard Wharf development on the banks of the River Thames
- Phenomenal south-facing balcony with far-reaching views

Offers in excess of  
£500,000

Energy Efficiency Rating		Current	Potential
100-90	A	85	85
89-81	B		
80-69	C		
59-49	D		
39-29	E		
21-20	F		
1-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

**Tenure:** Leasehold 990 years 4 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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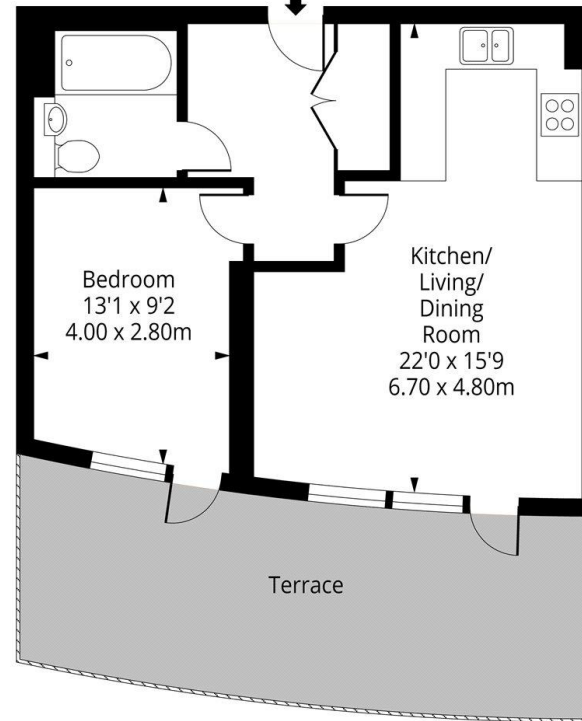
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chestertons.co.uk

James Pendleton



## Lombard Wharf, SW11



Fifth Floor

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

For Illustration Purposes Only - Not to Scale

Ref: No. 29692

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