



Lombard Wharf  
12 Lombard Road, SW11







Chestertons are delighted to present to the market a spectacular nineteenth floor apartment situated within the striking Lombard Wharf development on the banks of the River Thames.

The well-balanced and remarkably bright accommodation of 756 Sq Ft is presented in immaculate order throughout, with a phenomenal balcony enjoying far-reaching views up the River Thames and 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 principal bedrooms enjoys an en-suite, fitted wardrobes and accesses the terrace, bedroom two is of a good size and 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, Battersea Power Station and Clapham Junction mainline station.

- Spectacular nineteenth floor modern apartment
- Phenomenal balcony with far-reaching views
- Underfloor heating and comfort cooling
- Concierge and residents gym
- Premium riverside location

Asking Price £800,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B	86	86
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		

Not energy efficient - higher running costs

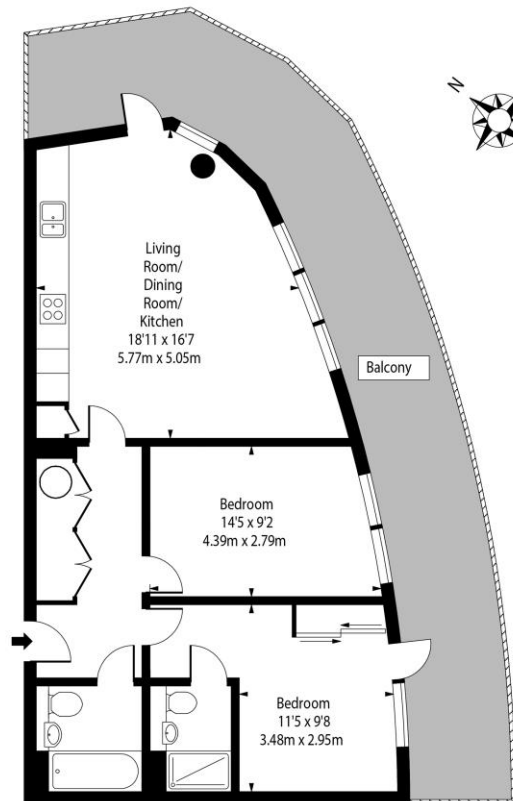
England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

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## Lombard Wharf, SW11



Nineteenth Floor

Approx Gross Internal Area **756 Sq Ft - 70.23 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 46980

