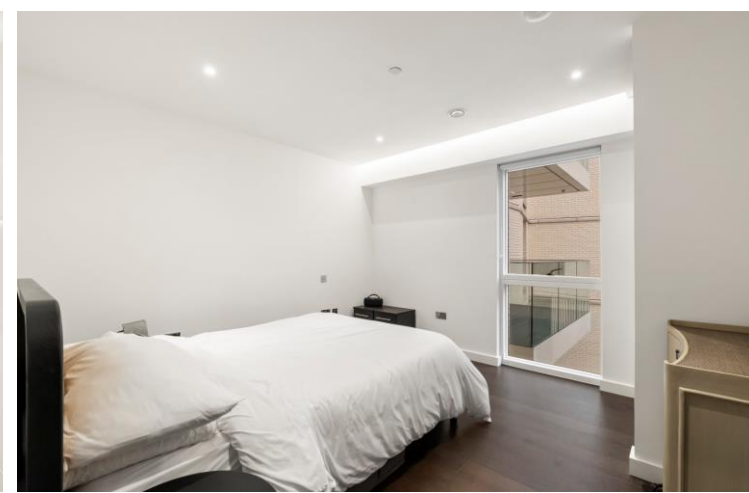




Montrose Building  
Lexington Building, SW11







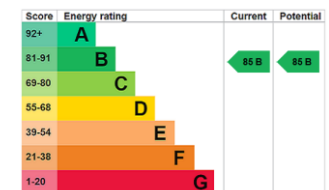


Chestertons take great pleasure introducing this fantastic one double-bedroom property, with private balcony. Boasting from great natural light and decorated to a modern design finish throughout. Located at the quieter eastern edge of The Residence development, benefitting from partial unobstructed easterly views. Offered to market Chainfree.

An array of communal amenities are included for Residents; such as an on site gym, 24 hour concierge service, private meeting room and communal gardens. Located within the newly regenerated Nine Elms area, excellent transport links including Battersea, Vauxhall and Nine Elms stations ensure great access to Central London.

- Offered Chainfree
- Modern one bedroom flat
- Zone 1 transport links
- Private balcony
- 24 hour concierge, residents gym, meeting room and communal gardens

Asking Price £600,000

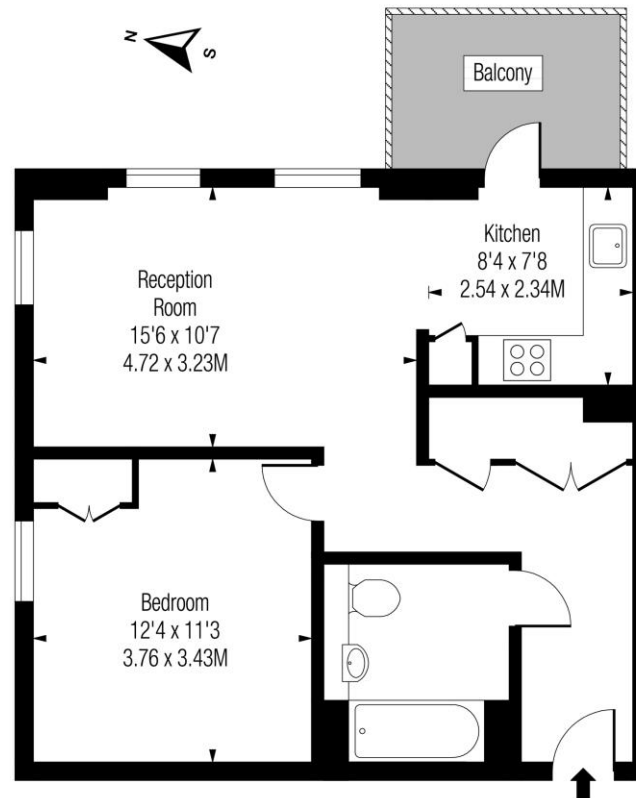


**Tenure:** Leasehold  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk

## Montrose House, SW11



Sixth Floor

Approx Gross Internal Area

**562 Sq Ft - 52.21 Sq M**

Includes Limited Use Area - 7 Sq Ft  
 Drawn in Accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 52908



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