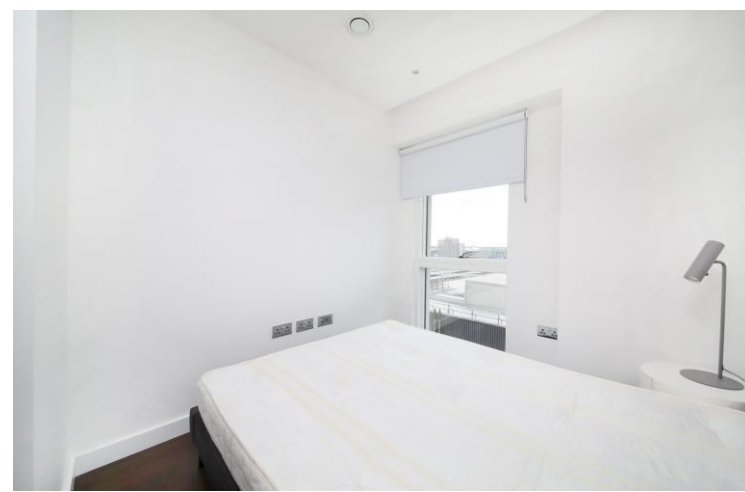




Senate Building
3 Lanchester Way, SW11

CHESTERTONS





With New York inspiration, this stunning apartment offers an open-plan kitchen and reception room, full-height windows, a light and stylish interior, a private balcony, 2 bedrooms, and 2 bathrooms.

With a 24-hour concierge service, a private residents' gymnasium, a state-of-the-art media room, and a private roof garden available for use, Lexington Gardens has been designed to perfectly cater to the modern London lifestyle.

Uniquely situated in Zone 1, between Vauxhall's transport hubs and the commercial offerings of Battersea Power Station, the location of this apartment really couldn't be better.

- Two Bedrooms
- Two Bathrooms
- Fantastic Location
- Great Transport Links
- 24 Hour Concierge
- Resident Gym

Asking Price £800,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B	85	85
69-81	C		
55-69	D		
49-55	E		
41-49	F		
35-41	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 994 years

Service Charge: £3764

Ground Rent: £350

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

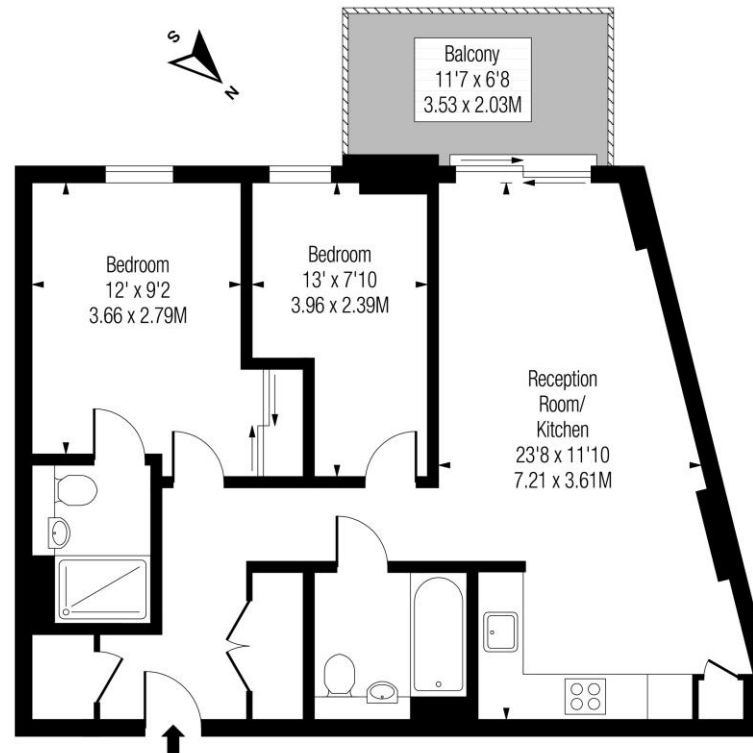
SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Senate House, SW11



Fourth Floor

Approx Gross Internal Area

697 Sq Ft - 64.75 Sq M

Includes Limited Use Area - 9 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 52910



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