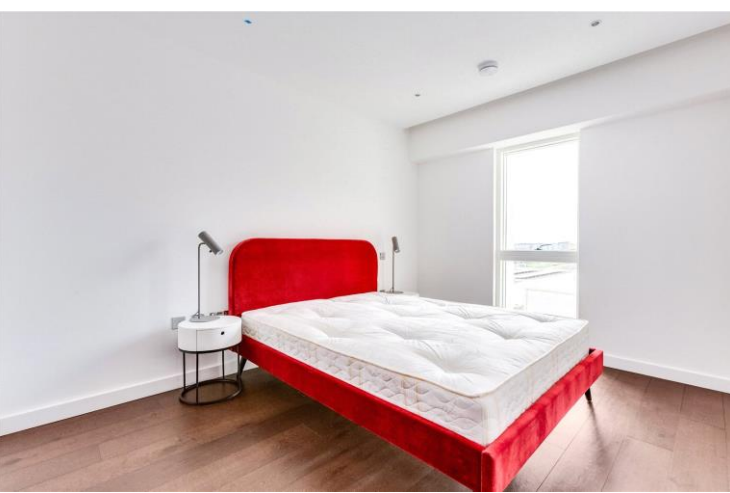




Senate Building
3 Lanchester Way, SW11

CHESTERTONS





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

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

Uniquely situated in Zone 1 between Vauxhall transport hub and Battersea Park and surrounded by the buzz of London's newest quarter.

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

£3,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £4,038.46
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

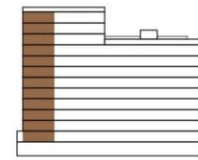
59 Battersea Bridge Road
 London
 SW11 3AU

batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

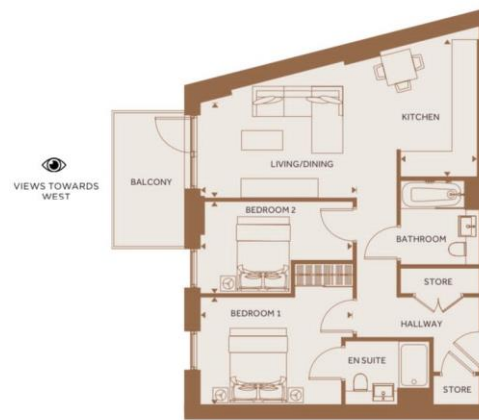
SENATE BUILDING

PLOT	LEVEL
235	1
247	2
259	3
271	4
283	5
295	6
307	7
319	8
331	9
343	10
349	11
355	12

2
BEDROOMS



WEST ELEVATION



Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

APARTMENT LG24

Kitchen	3.375m x 1.970m	11'9" x 6'6"
Living/Dining	4.080m x 2.475m	13'5" x 8'1"
Bedroom 1	3.965m x 2.800m	13'0" x 9'2"
Bedroom 2	3.965m x 2.401m	13'0" x 7'11"

Total **65.1 sq m** **701 sq ft**

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