



Lombard Wharf
Lombard Road, SW11





A luxury apartment located on the twentieth floor, set within the striking new development known as Lombard Wharf, situated perfectly on the bank of the river Thames. Benefitting from a bright, open-plan kitchen /reception and dining room and a private balcony with views across London, this property delivers excellent entertaining space. The large master bedroom offers an en suite shower room and access to the wrap- around balcony. There is a further double bedroom with built- in wardrobes and a stylish family bathroom.

The property has been finished to a high specification throughout. Every inch of the interior has been considered, from the high quality fixtures and bespoke fitted kitchens to the underfloor heating and comfort cooling.

Additional benefits include; 24- hour concierge service, and access to a “residents only” gym.

The transport hub of Clapham Junction is only a short walk away from Lombard Wharf, where you will find frequent trains and 24- hour buses going into the City and beyond. Sloane Square is nearby where you can enjoy a walk through Battersea Park when communities to work. The City is also easily accessible by boat from the nearby Imperial Wharf or Plantation Wharf Pier, offering a very convenient and relaxing commute.

- Premium twentieth floor apartment
- Over 890 Sq. Ft. and immaculately presented
- Underfloor heating throughout and comfort cooling
- Bright open plan kitchen/reception and dining room
- Large master bedroom with en suite shower room
- Further double bedroom with a built-in wardrobe

£3,850 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
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

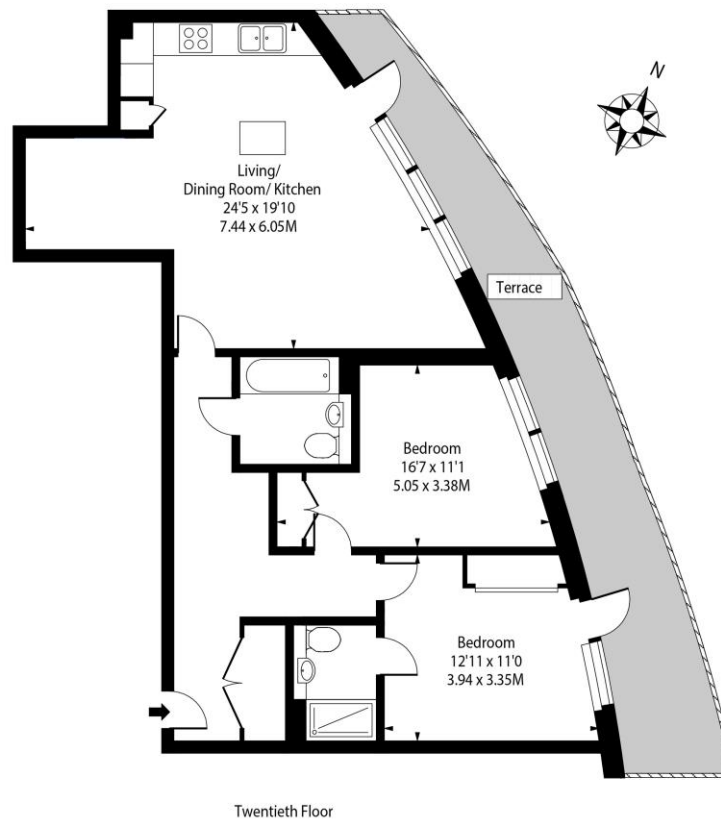
Minimum Term: months
Deposit Required: £4,442.31
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

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Approx Gross Internal Area **893 Sq Ft - 82.96 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49489

