



Lombard Wharf
Lombard Road, SW11

CHESTERTONS





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 adjacent to Battersea Square where you can enjoy Al Fresco dining and local coffee shops.

Benefitting from a bright, open-plan kitchen/reception and dining room and a large private balcony with breathtaking 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, including a bar, and bespoke fitted kitchen 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, 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.

- Bright and Spacious
- 24 Hour Concierge
- Resident Gym
- Huge Terrace
- Stunning Views

£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 | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 90-100 A | | |
| 81-90 B | 85 | 85 |
| 69-80 C | | |
| 55-68 D | | |
| 49-54 E | | |
| 45-48 F | | |
| 35-44 G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

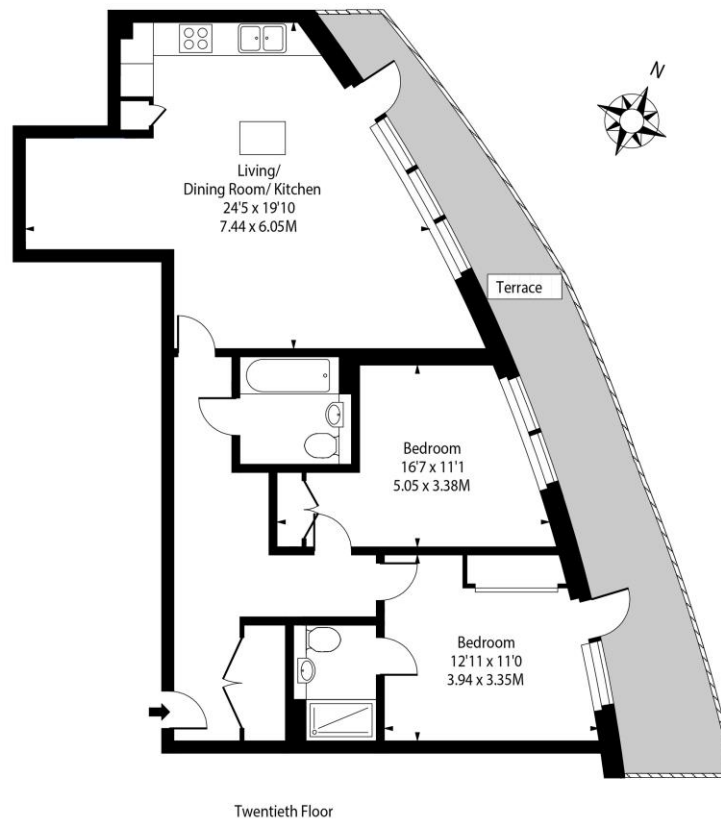
Minimum Term: 12 months
Deposit Required: £4,442.31
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished

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

