



Falcon Wharf
34 Lombard Road, SW11





A stunning 10th floor apartment on the Battersea Riverside. The flat has direct and unobstructed views of both the river Thames and the London skyline.

The property offers two large bedrooms with both having access onto their own winter garden. The floor to ceiling windows flood the property with natural light. The open-plan reception room is centred around the view of the Thames and has a fully fitted kitchen with a large kitchen island along with a large entertaining space that can be adapted for each person's individual use.

The two bedrooms are both good sized double bedrooms each with built-in storage. The bathroom is well equipped, with bath and separate walk-in shower. The property further benefits from secure underground parking space. The property also gives you access to a 24-hour concierge service, several shared roof terraces, and a gym and health spa on site.

- Two Winter Gardens
- Residents Gym and Underground Parking
- Direct River Views
- Porter/Concierge
- 10th Floor Unobstructed Views

£3,000 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
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	77
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £3,461.54
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: C
Furnished, Part Furnished, Unfurnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

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

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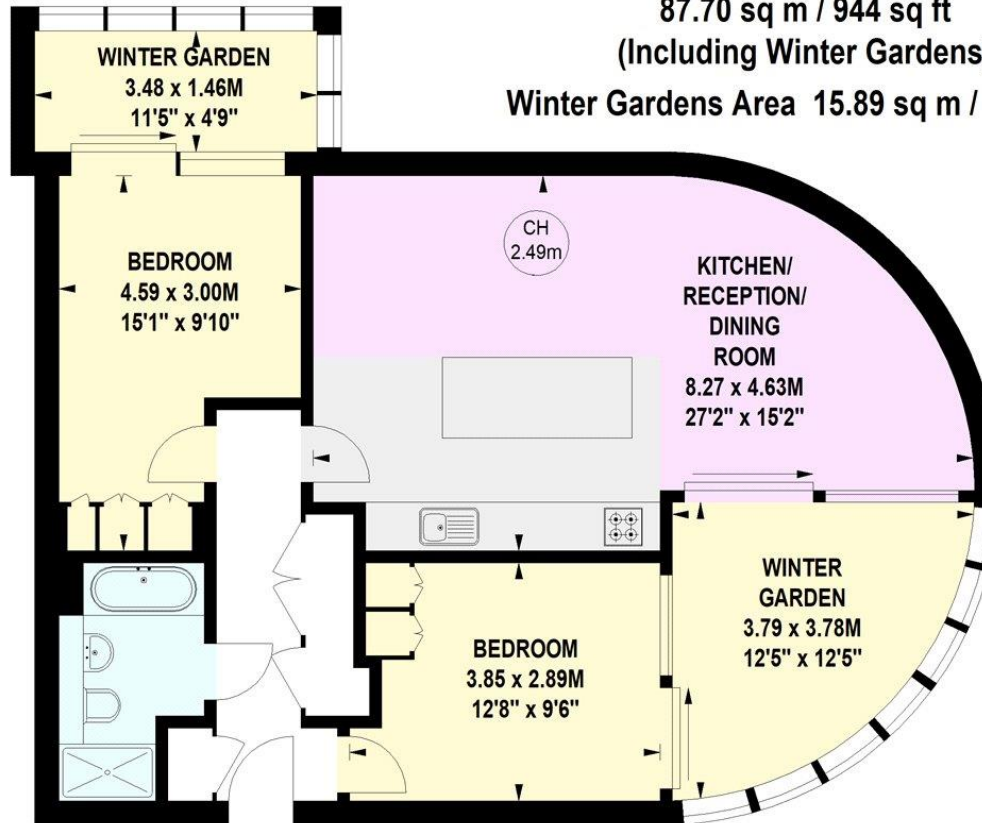
Approximate gross internal area
87.70 sq m / 944 sq ft

(Including Winter Gardens)

Winter Gardens Area 15.89 sq m / 171 sq ft



Key :
CH - Ceiling Height



Tenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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