



Senate Building
3 Lanchester Way, SW11

CHESTERTONS





Immaculately presented two double bedroom, two bathroom sixth floor apartment in the modern Lexington Gardens. The property has been furnished to a high standard and encompasses hard floor throughout.

The property benefits from a large open plan kitchen reception with modern built in appliances, which leads onto a private balcony looking onto the residents communal park below. The apartment also incorporates two large double bedroom which each benefits from their own bathroom (one en-suite). Furthermore, there is large utility cupboard and ample built in storage throughout.

Lexington Gardens includes a 24 hour concierge, residents only gym, a screening room, and fob access also needed to operate the lift for added security.

Lexington Gardens is ideally situated next to Nine Elms station which also positions it a short walk to Battersea Power Station and the River Thames. A short walk North will take you to Vauxhall station where you benefit from the Victoria Line, the overground station and extensive bus routes into Central London and beyond.

- Two Bathrooms
- Balcony
- Furnished
- Available Now
- 24 Hour Concierge
- Resident Gym

£3,300 pcm

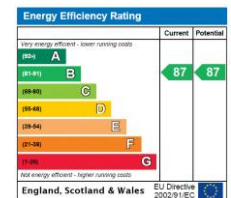
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

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



Minimum Term: 12 months
Deposit Required: £3,807.69
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk

02030408269

chestertons.co.uk

Senate Building, SW11

Approximate gross internal area
81.17 sq m / 874 sq ft

Key :
CH - Ceiling Height



Sixth 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

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable