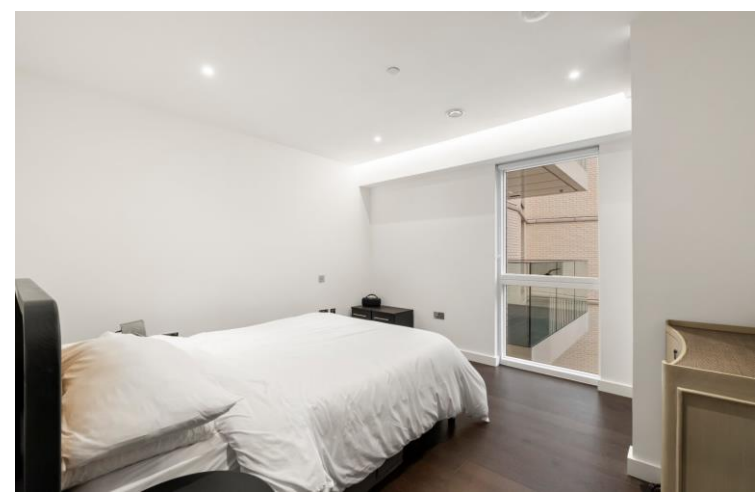




Montrose Building
4 Malthouse Road, SW11





A fantastic one double bedroom property, with private balcony and hard floor throughout. Boasting great natural light and decorated to a modern design finish throughout. Located at the quieter eastern edge of The Residence development, benefitting from partial unobstructed easterly views.

An array of communal amenities are included for Residents; such as an onsite gym, 24 hour concierge service, private meeting room and communal gardens. Located within the newly regenerated Nine Elms area, excellent transport links including Battersea, Vauxhall and Nine Elms stations ensure great access to Central London.

- 24 Hour Concierge
- Secure Building
- Residents Gym
- Cinema Room
- Residents Lounge
- Hard Floor

£2,850 pcm

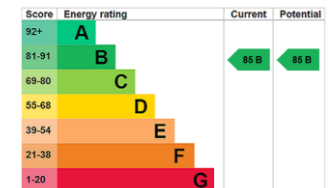
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)



Minimum Term: 12 months
Deposit Required: £3,288.46
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: B

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk
 02030408269
[chestertons.co.uk](https://www.chestertons.co.uk)

Malthouse Road, SW11

Approximate gross internal area

54.88 sq m / 591 sq ft

Key :
CH - Ceiling Height



Sixth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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