



Lombard Wharf
12 Lombard Road, SW11





A stunning apartment on the 11th floor of this striking development with dual aspect river views from the private balcony. The huge reception room is separated from the eat in kitchen but both lead out to the incredible balcony overlooking the river Thames. The principal bedroom benefits from fantastic storage and an en-suite shower room. The second double bedroom is served by the family bathroom. The building further benefits from concierge, bicycle storage, gym and lift.

Lombard Wharf is riverside development located on the south bank on the River Thames in Battersea.

It is within easy reach from a great selection of shops, restaurants and cafes by River Thames, Battersea Square and around Battersea Park. Clapham Junction (BR Mainline) is a short walking distance from the development, providing fast links to Vauxhall, Waterloo and beyond.

Numerous bus routes are also available to Chelsea and Fulham, as well as the Thames Clipper river bus service.

- Riverside Development
- Stunning Views
- Dual Aspect
- 24 Hour Concierge
- Bright and Spacious
- Open Plan Reception

£4,000 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
92-100 A		
81-91 B	88	88
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £4,615.38
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

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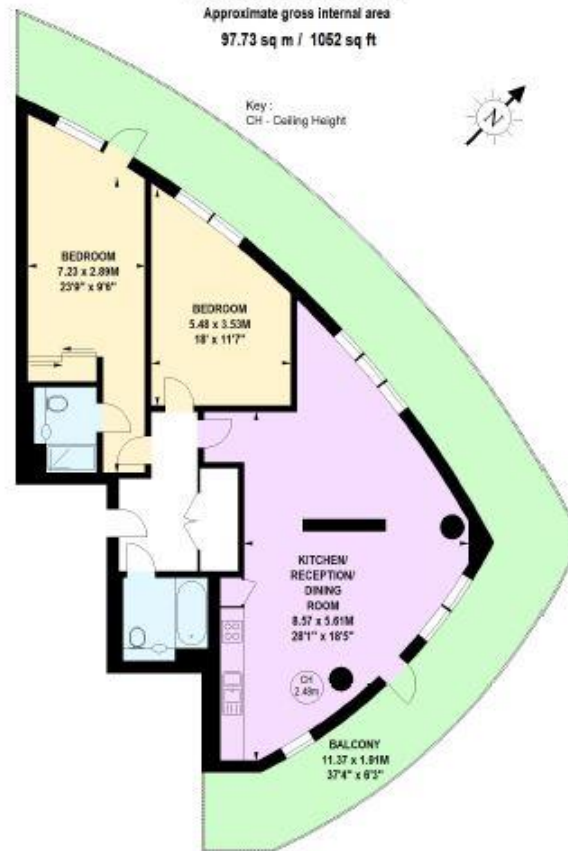
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Approximate gross internal area
97.73 sq m / 1052 sq ft

Key :
CH - Ceiling Height

**Eleventh Floor**

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
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