

## 5 Lockington Road London

**Asking Price £1,295,000**

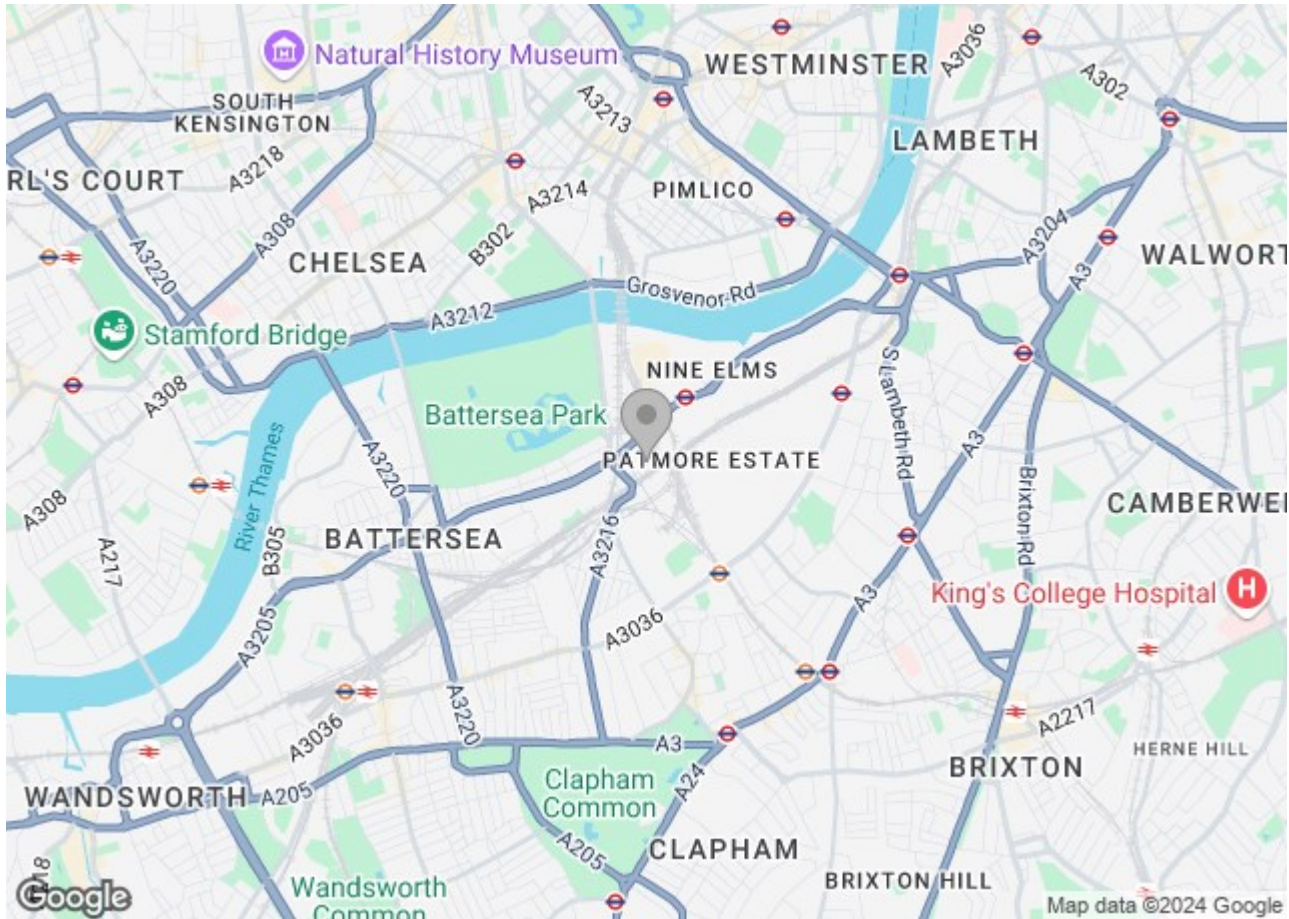
This spacious three bedroom, two bathroom apartment is located in Foundry House within Battersea Exchange development. Conveniently located on the edge of the Nine Elms regeneration area, residents can afford easy access to the City via the overground stations of Battersea Park and Queenstown Road National Rail, in addition to Battersea Power Station underground. Residents can also enjoy the benefits of the on site communal gym, concierge service and cycle storage. The property measures over 1,000 sq ft internally, with a private terrace providing a further 295.79 sq ft (approx) externally.

Approximately 991 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: G (Wandsworth Council)

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- Three bedrooms
- Two bathrooms
- Landscaped courtyard gardens
- Concierge service
- Secure cycle storage
- Residents gym
- Private roof terrace
- Zone 1 transport links

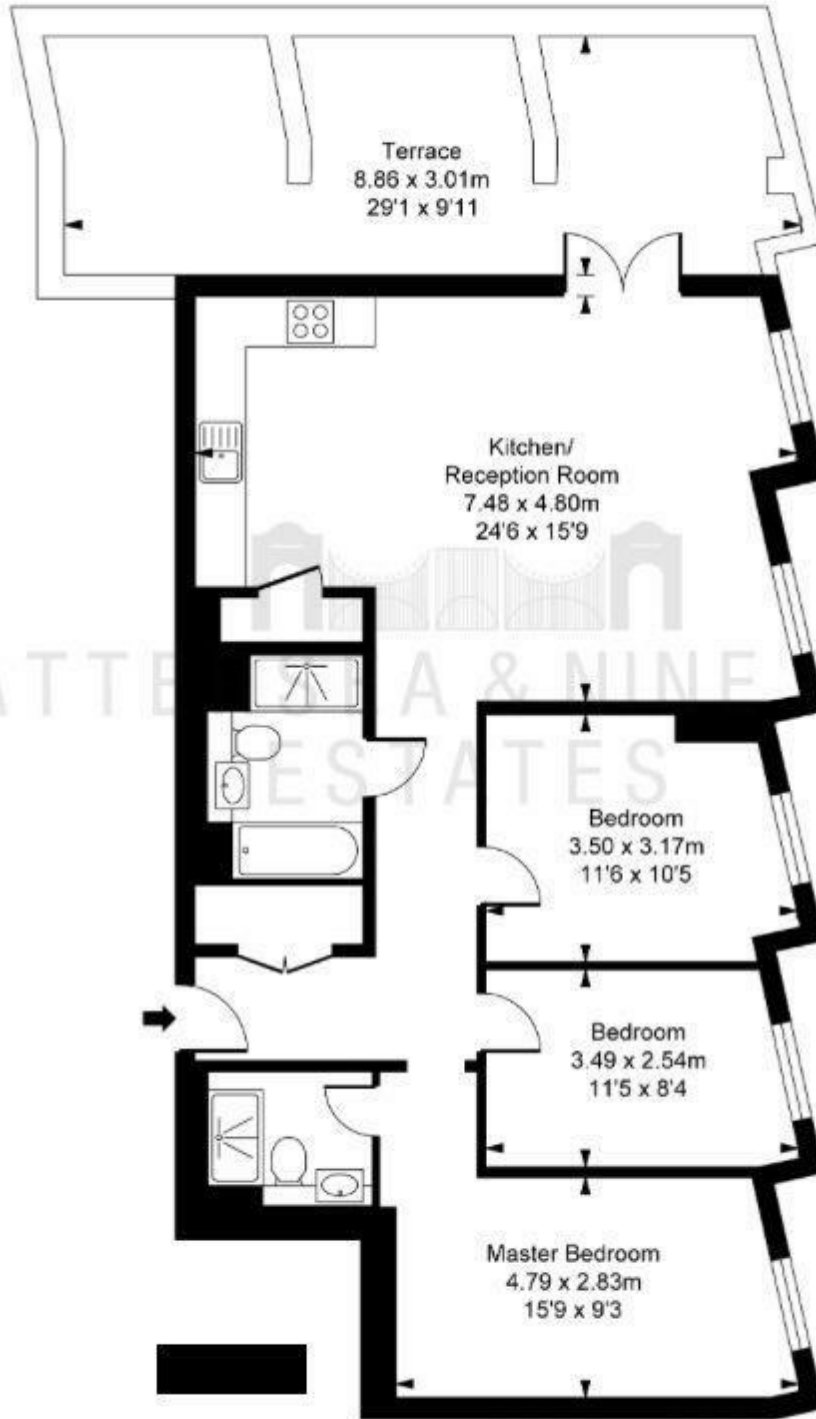






Floor Plan

**Foundry House**  
 Approximate Gross Internal Area  
 97.95 sq m / 1,054 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Current	Potential
86	86

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
89	89

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC