

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 990 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)

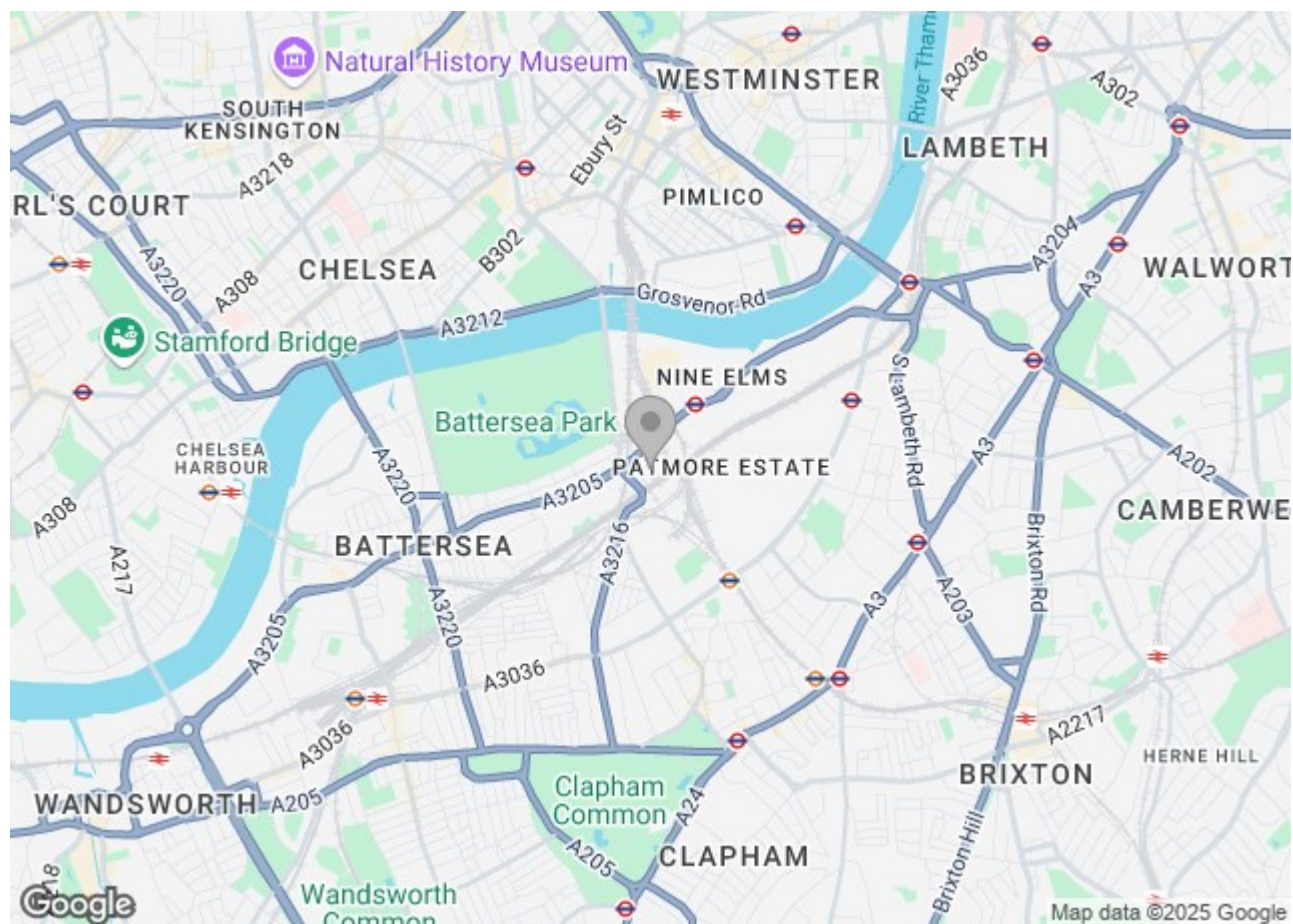
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: ASDL | Lift Access | No Parking | Cladding: EWS1 Certificate available

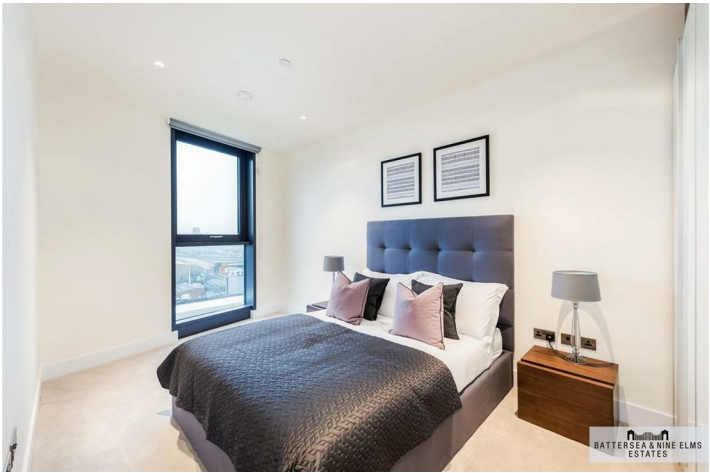
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website. Planning & Building Control

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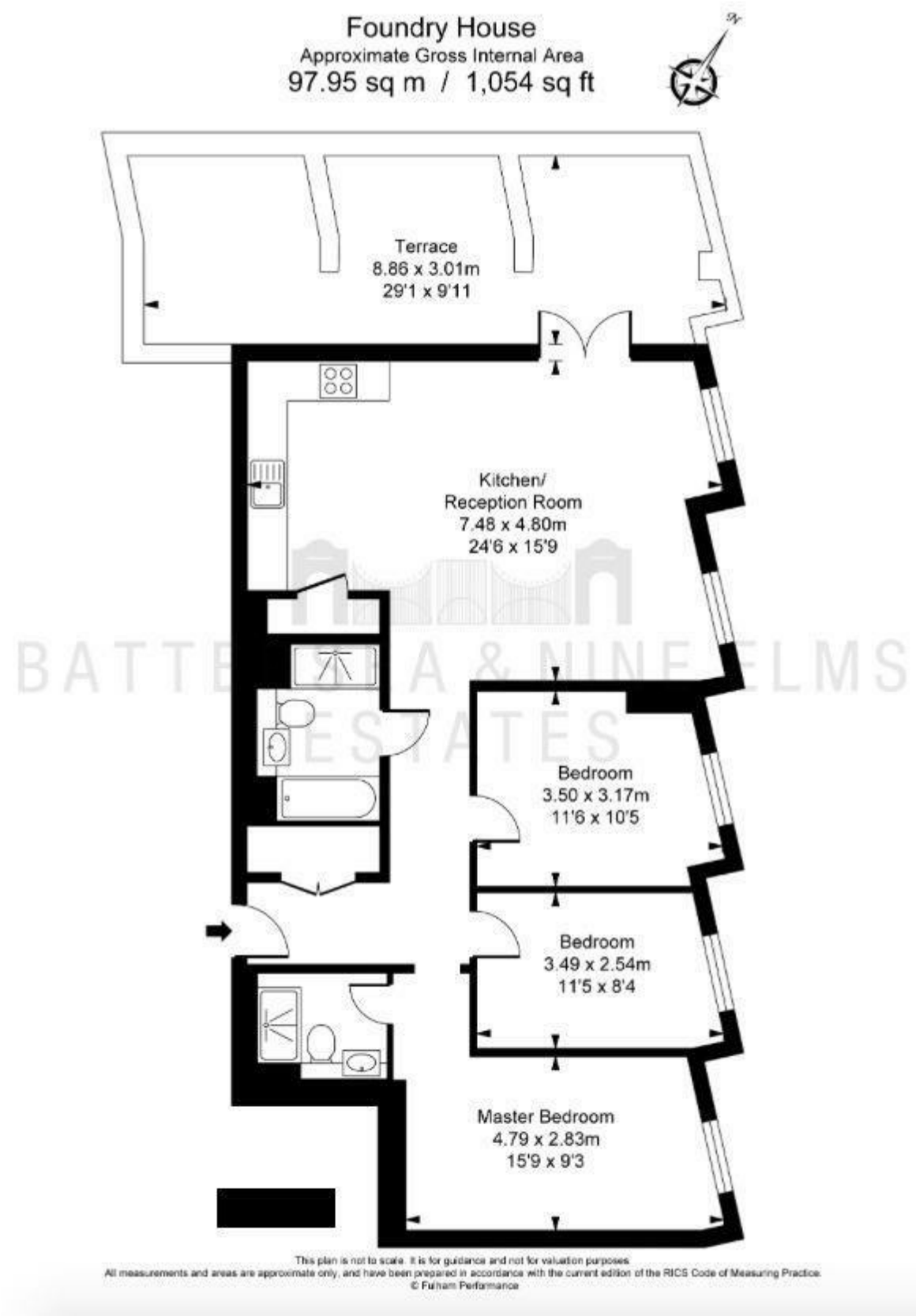


- Three bedrooms
- Two bathrooms
- Landscaped courtyard gardens
- Concierge service
- Secure cycle storage
- Residents gym
- Private roof terrace
- Zone 1 transport links





Floor Plan



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 | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |