

## Battersea Exchange

**Asking Price £1,150,000**

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)

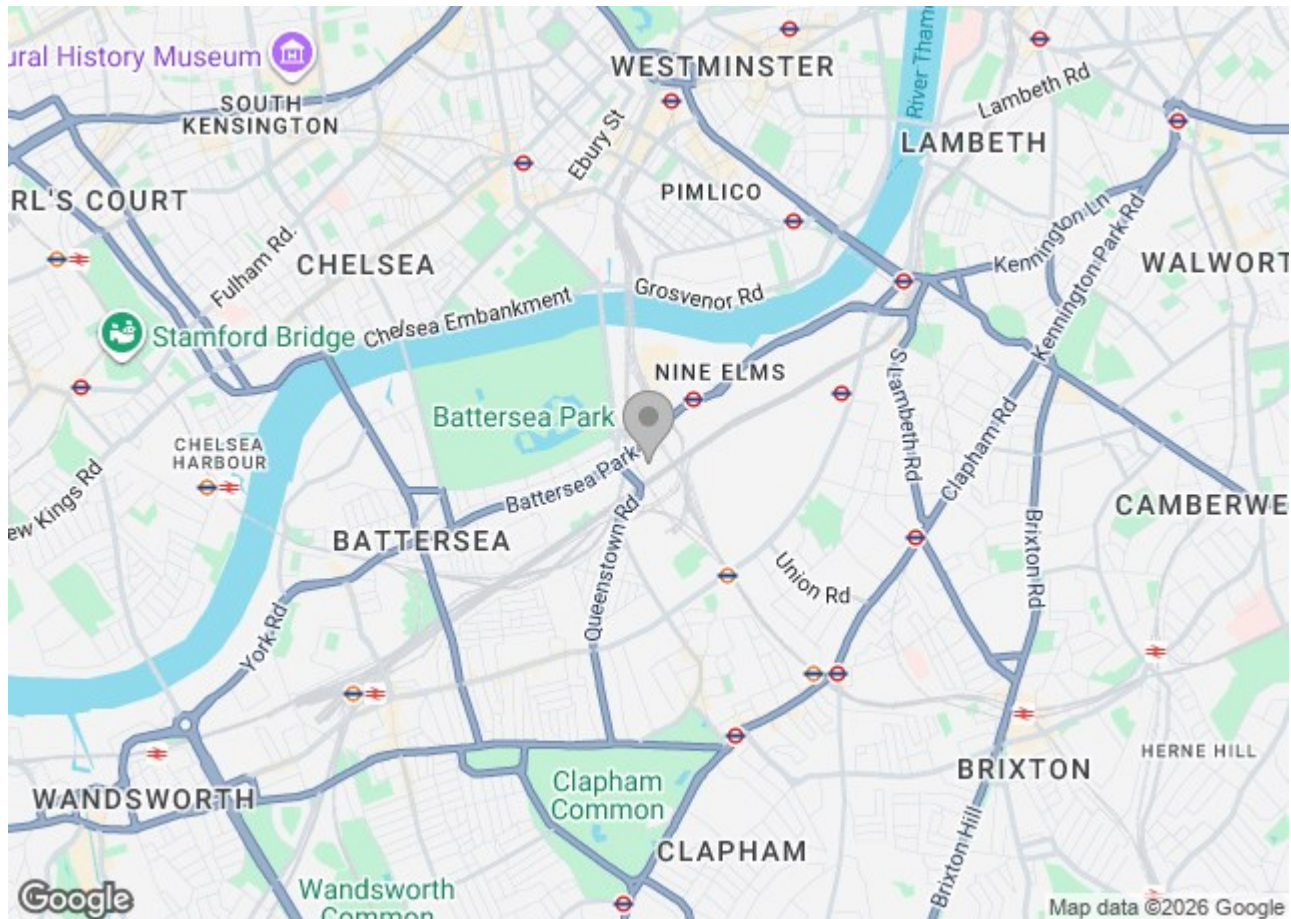
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: ASDL | Lift Access | No Parking | Cladding: EWS1 Certificate available

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

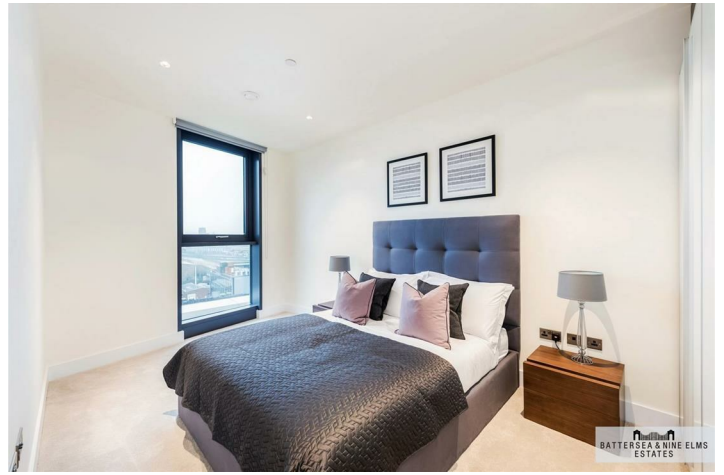
# 5 Lockington Road London



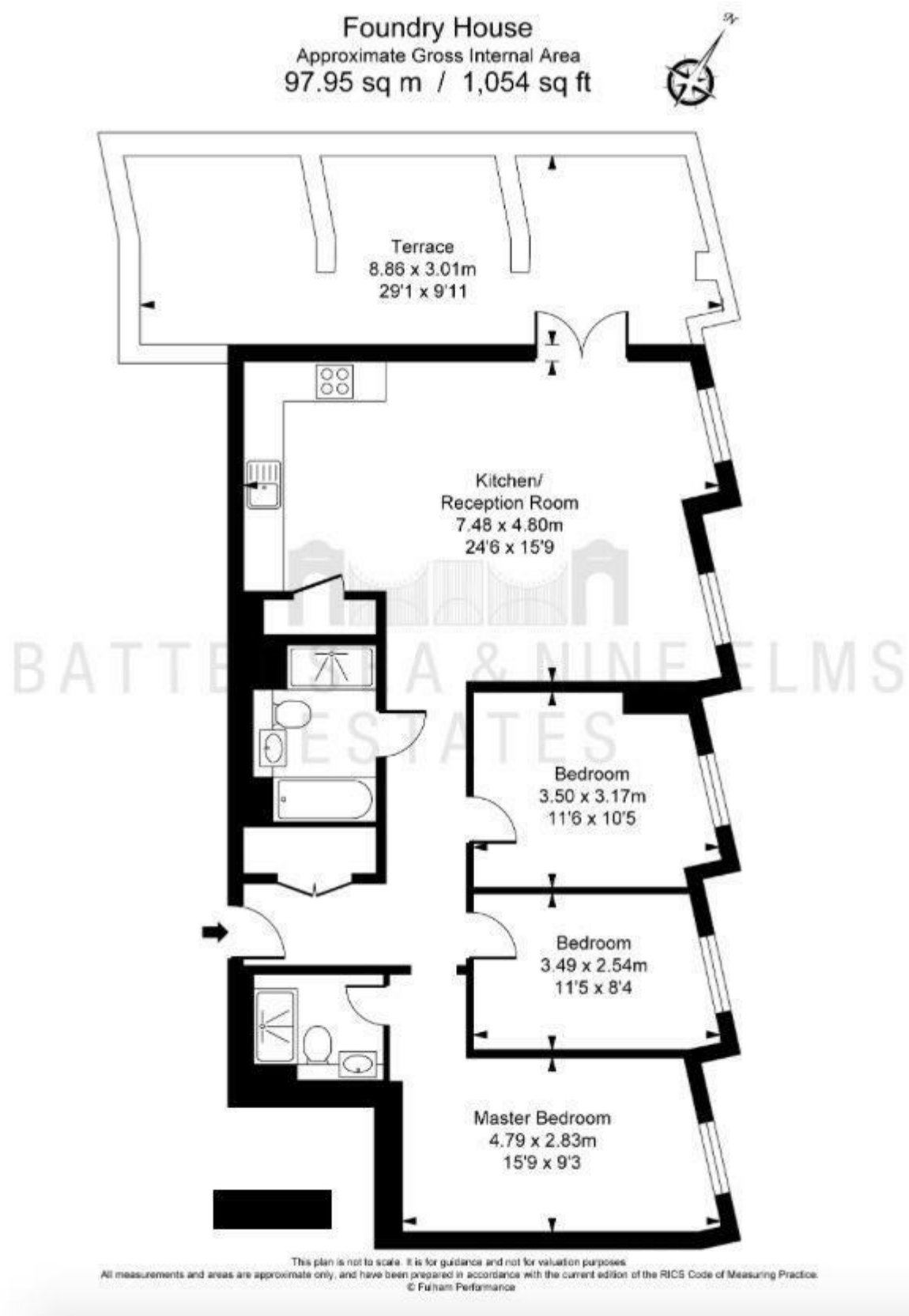
- Three bedrooms
- Concierge service
- Private roof terrace
- Two bathrooms
- Secure cycle storage
- Zone 1 transport links
- Landscaped courtyard gardens
- Residents gym







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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86	(81-91) <b>B</b>	89	89
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	