



BATTERSEA & NINE ELMS  
ESTATES



## 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

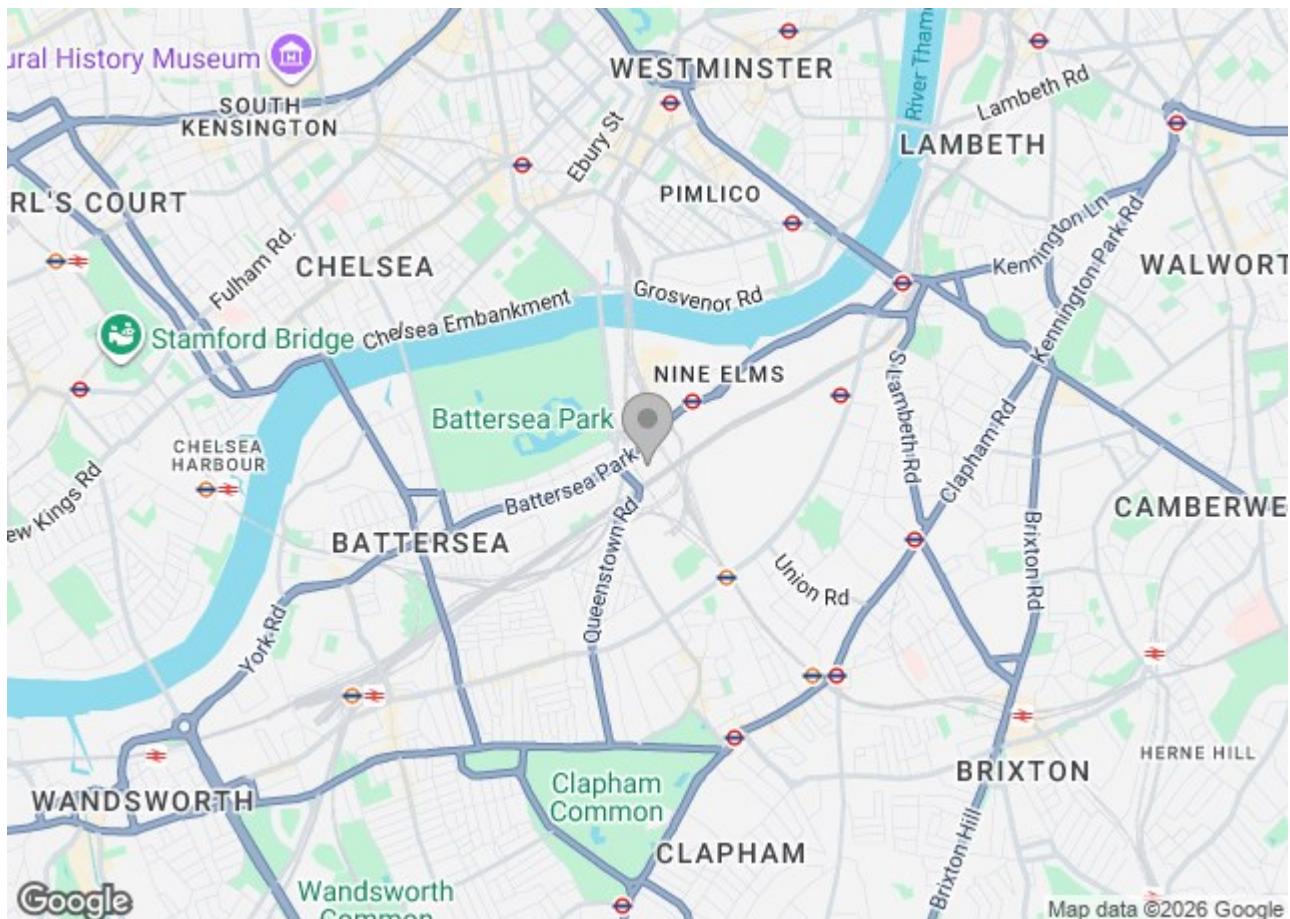
To check broadband and mobile phone coverage please visit Ofcom

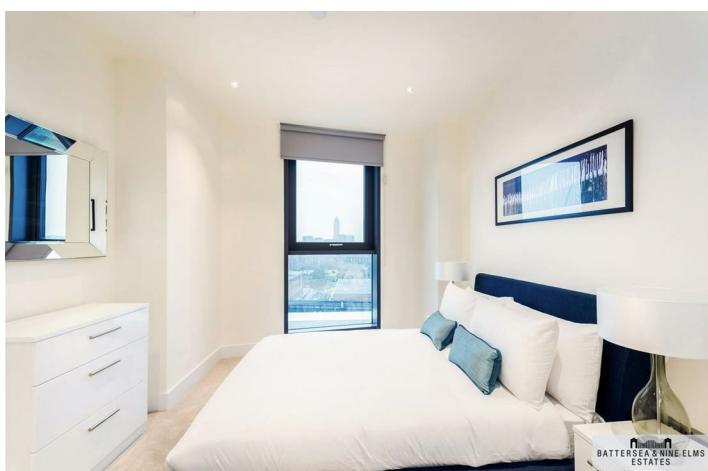
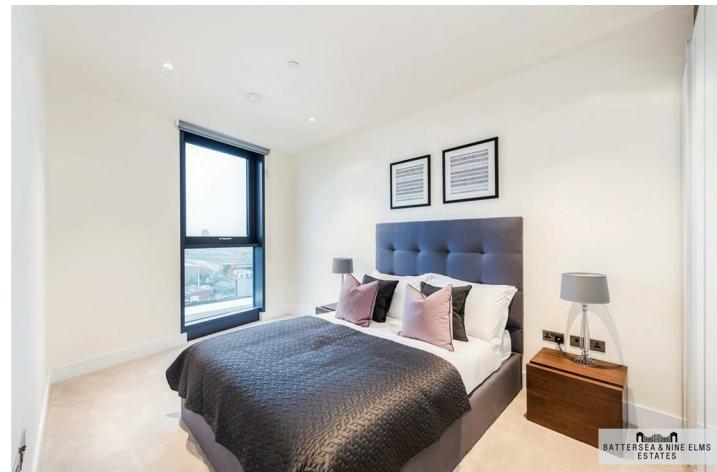
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 5 Lockington Road London



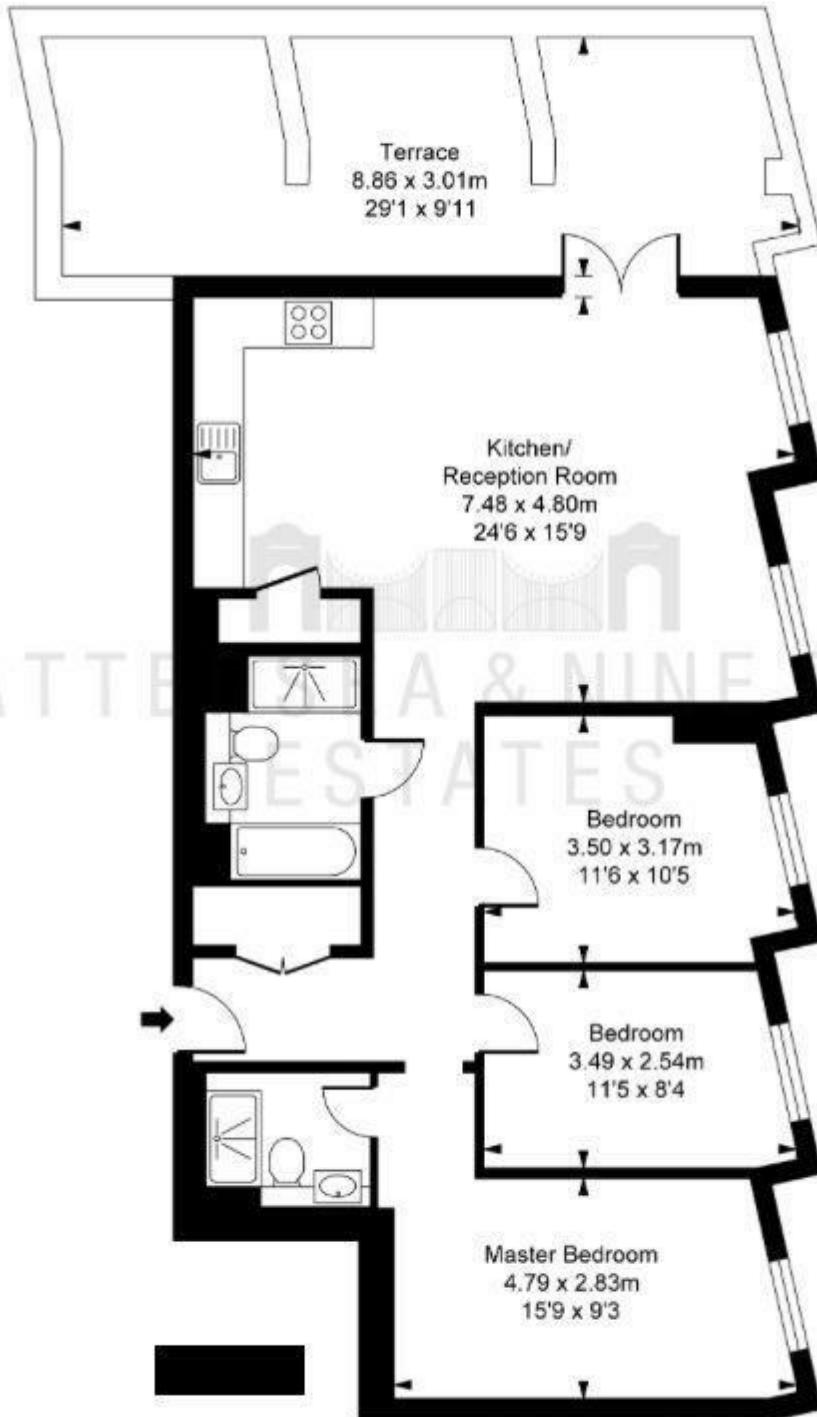
- Three bedrooms
- Concierge service
- Private roof terrace
- Two bathrooms
- Secure cycle storage
- Zone 1 transport links
- Landscaped courtyard gardens
- Residents gym





## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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