



3 Lanchester Way London

This stunning two bedroom apartment set within the luxury development Lexington Gardens. Situated in Nine Elms, close to Vauxhall and Nine Elms Stations, this stunning property is conveniently located for transport links to the City.

The property has been finished to the highest standard including underfloor heating, a combination washer / dryer and dishwasher.

Residents also benefit from the 24 hour concierge service, a residents gym and media lounge.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £923 (1 weeks rent, subject to agreed offer)

£923 Per Week

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre | Parking available by separate negotiation |

To check broadband and mobile phone coverage please visit Ofcom.

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

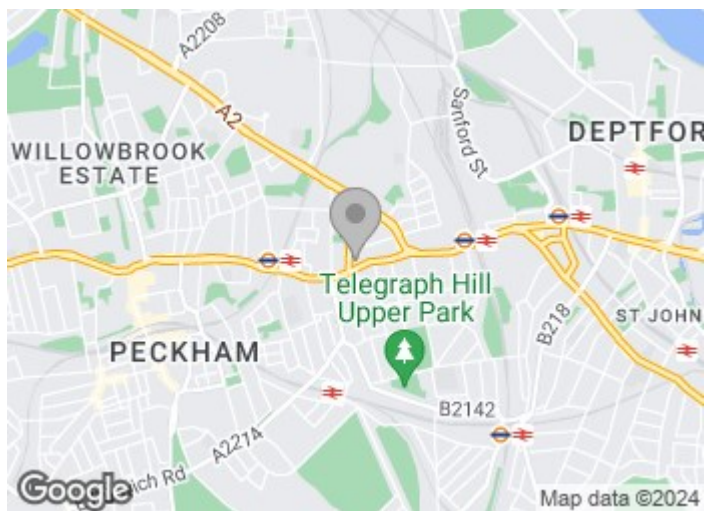
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

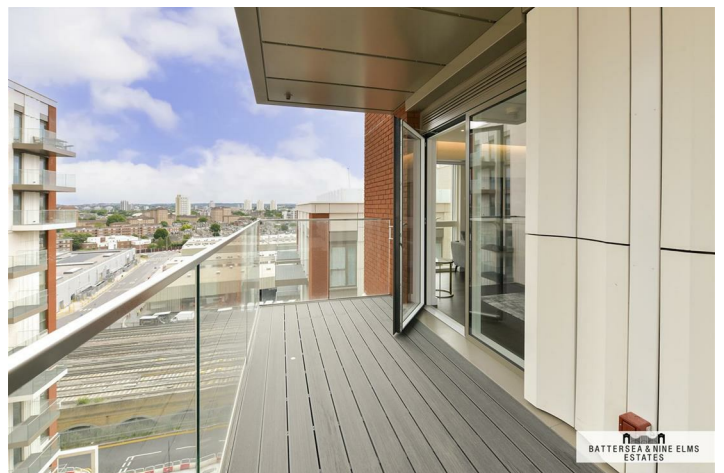
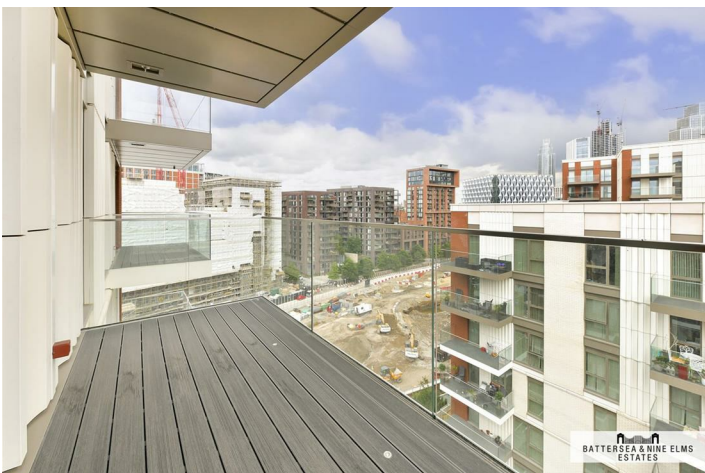
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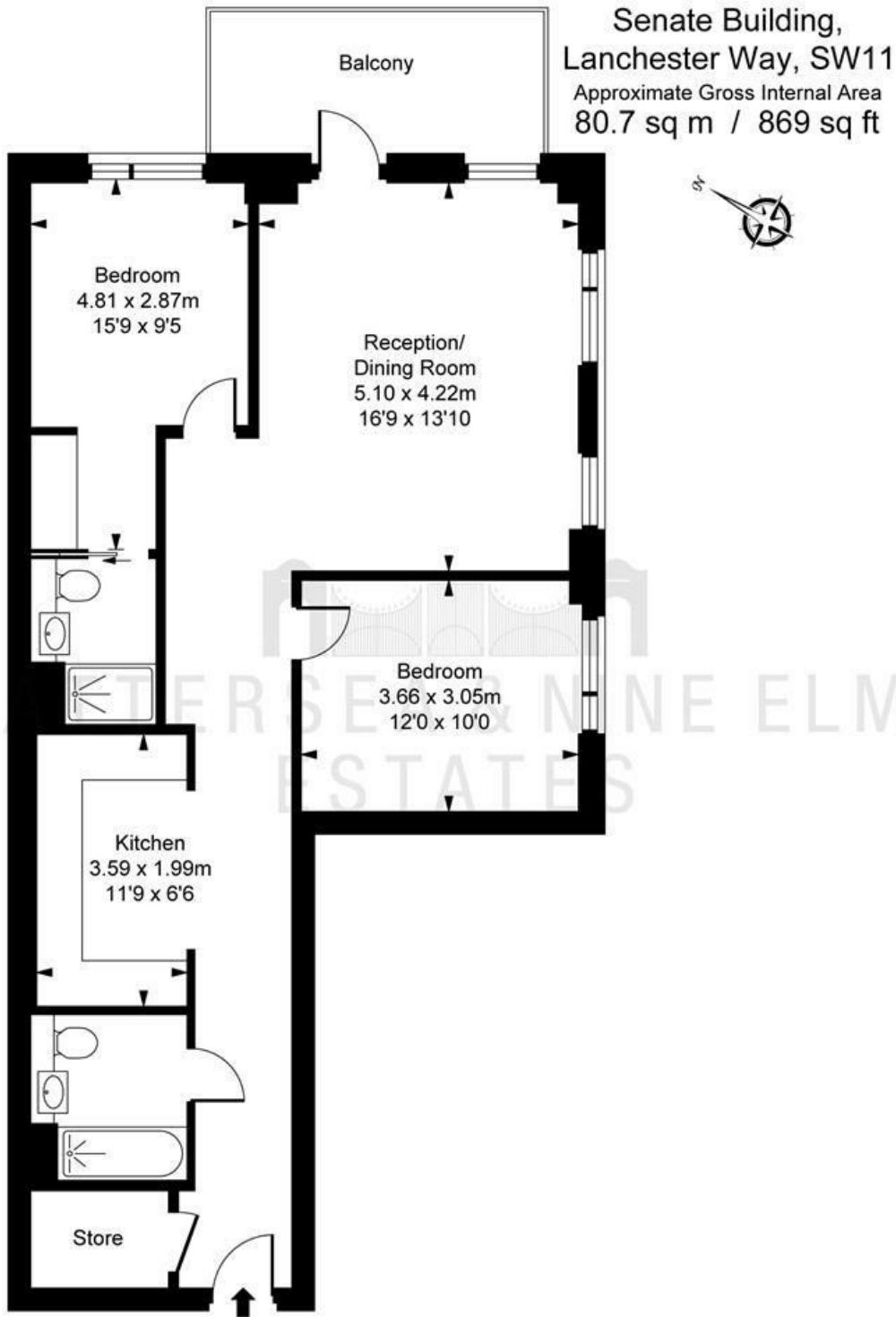
- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Residents gym & screening room
- Zone 1 transport links



[Directions](#)



Floor Plan



Senate Building,
Lanchester Way, SW11
Approximate Gross Internal Area
80.7 sq m / 869 sq ft

BATTERSEA NINE ELMS
ESTATES

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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	