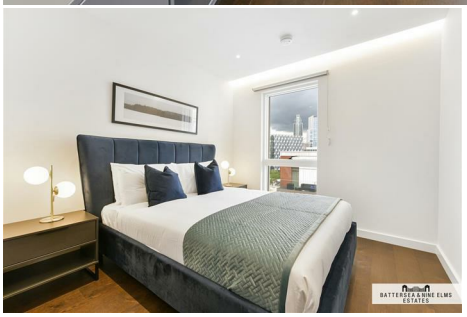
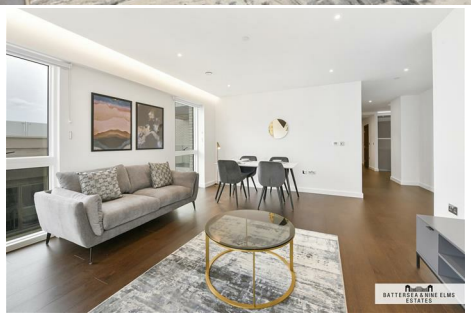
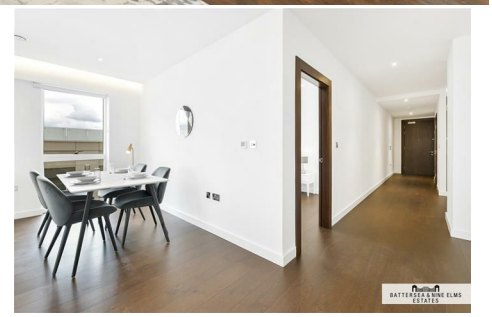
BATTERSEA & NINE ELMS ESTATES

Call our Lettings Team on

+44 (0)207 720 6089







# 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**

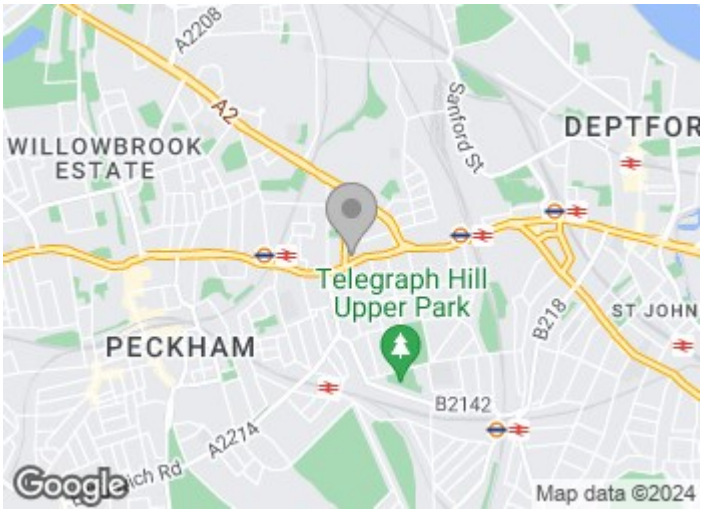
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre | Parking available by separate negotiation |

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

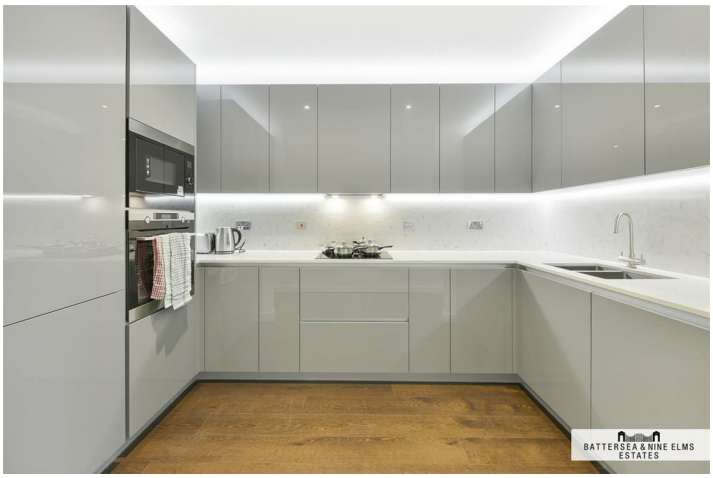
# 3 Lanchester Way London

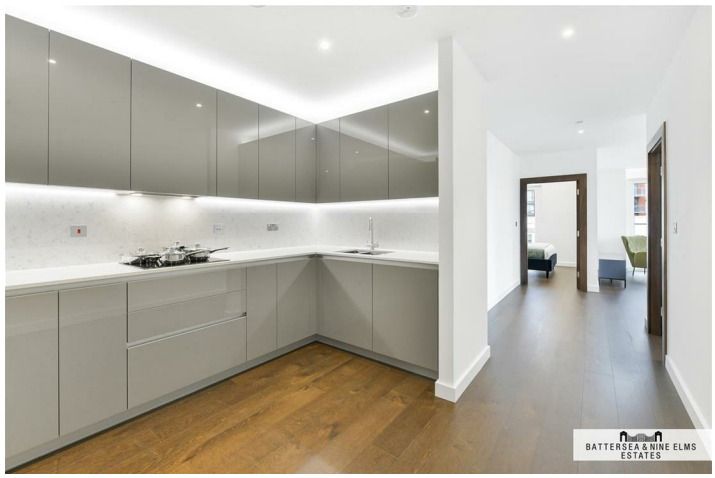
2 2 1 B

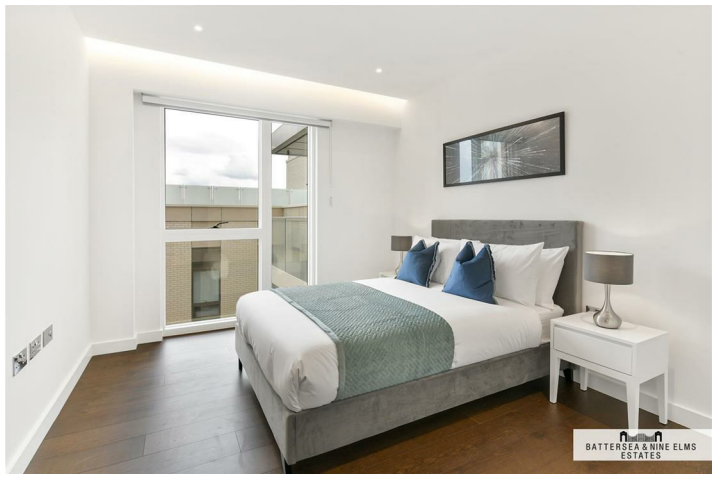
- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Resdients gym & screening room
- Zone 1 transport links

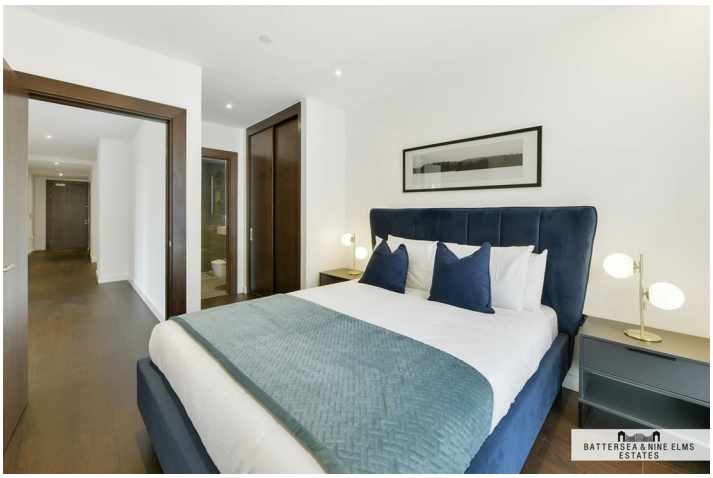



Directions

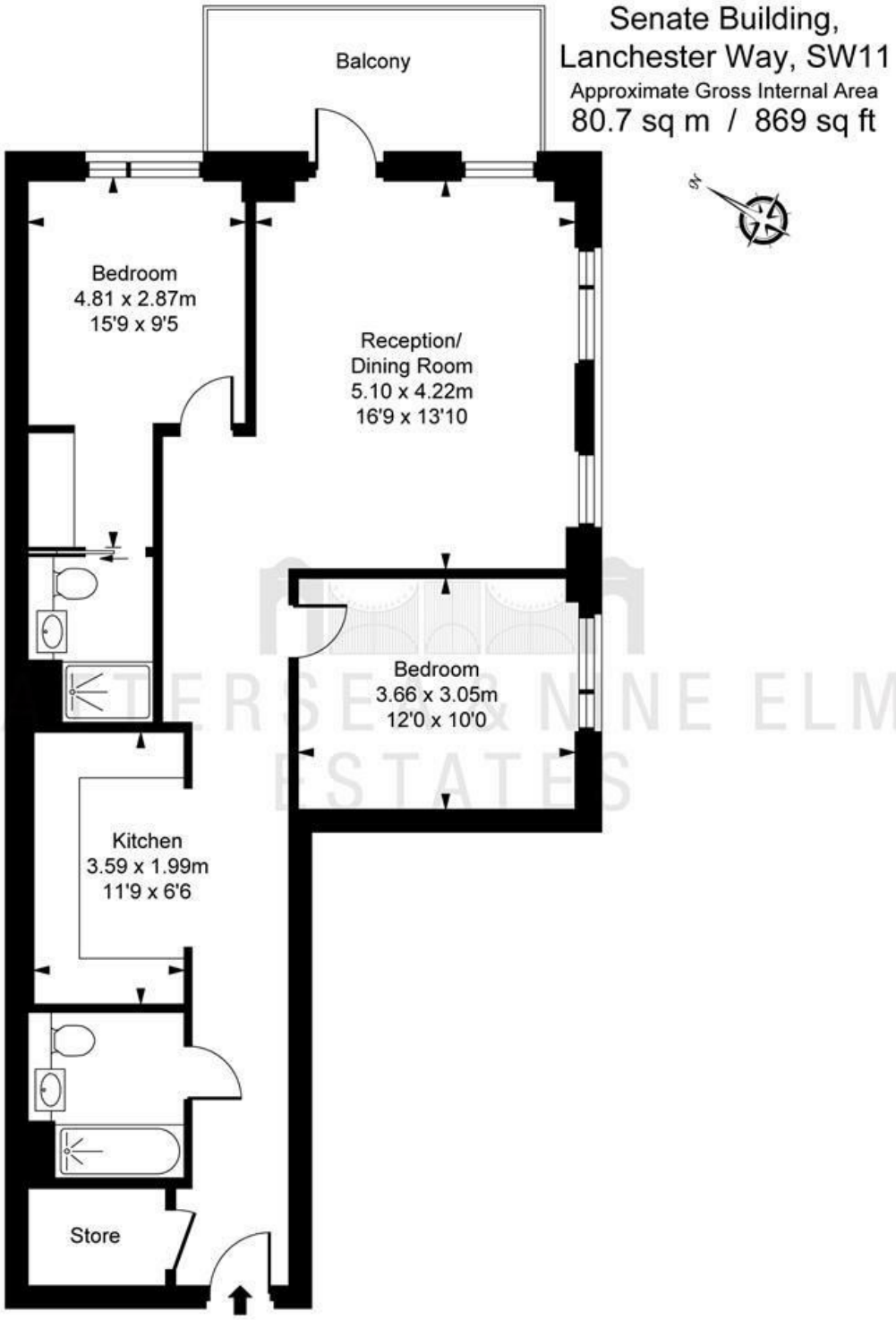


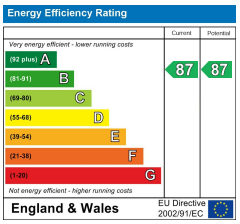
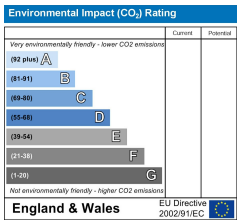






# Floor Plan

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