

3 Lanchester Way London

A stunning one bedroom apartment in Senate Building which has been finished to a high standard. The apartment offers a large open plan reception/dining room with floor to ceiling windows leading out onto a private balcony. The modern integrated kitchen is ideal for entertaining with plenty of storage units and built-in appliances.

With a 24-hour concierge service, private residents' gymnasium, state-of-the-art Media Room and private roof garden available for use, Lexington Gardens is just a short walk from London's most fashionable neighbourhoods and is surrounded by amenities.

Located few minutes walk from Vauxhall Station and a stone's throw away from Nine Elms Station. Heathrow and London City Airport are all less than an hour's commute away.

Minimum contract: 12 months
Council tax band: Wandsworth Council - Band F
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £675 (1 weeks rent, subject to agreed offer)

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

£675 Per Week

28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

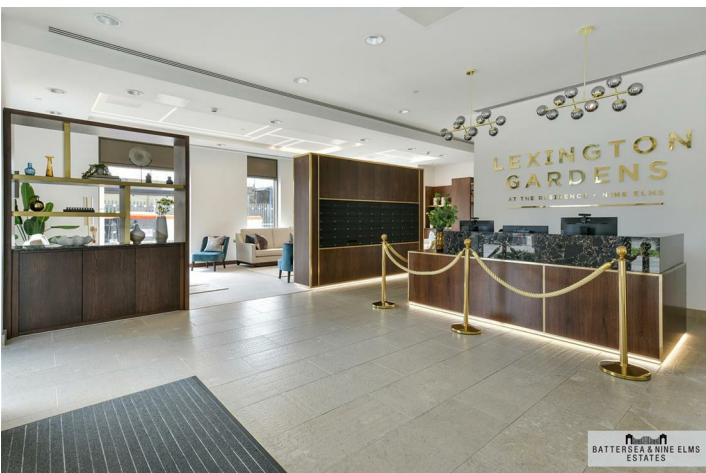
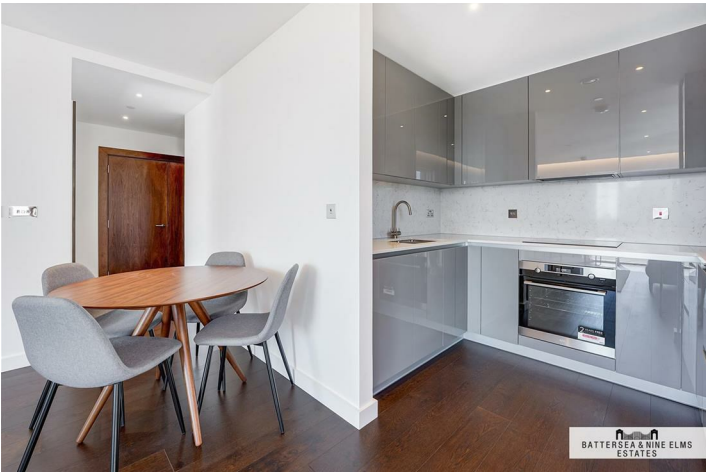
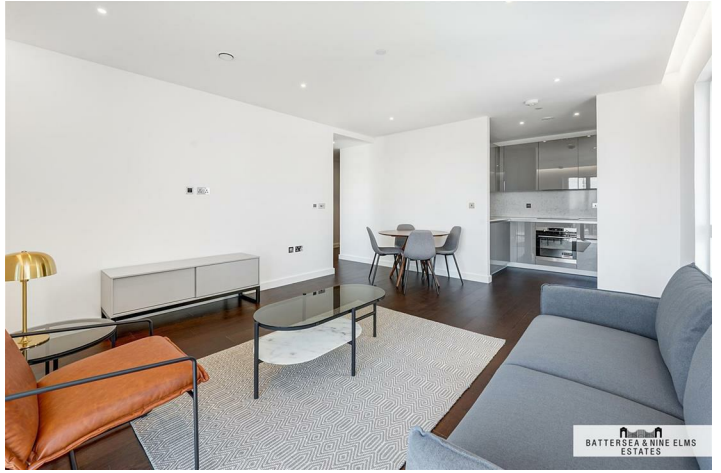
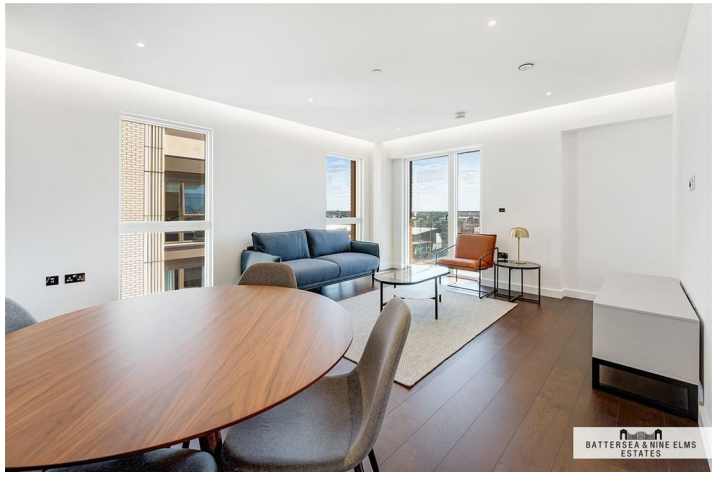
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- One bedroom
- Finished to a high standard
- Swimming pool
- One bathroom
- 24 Hour concierge
- Residents gym
- Furnished
- Private balcony



[Directions](#)



Senate Building,
Lanchester Way, SW11
Approximate Gross Internal Area
52.4 sq m / 564 sq ft

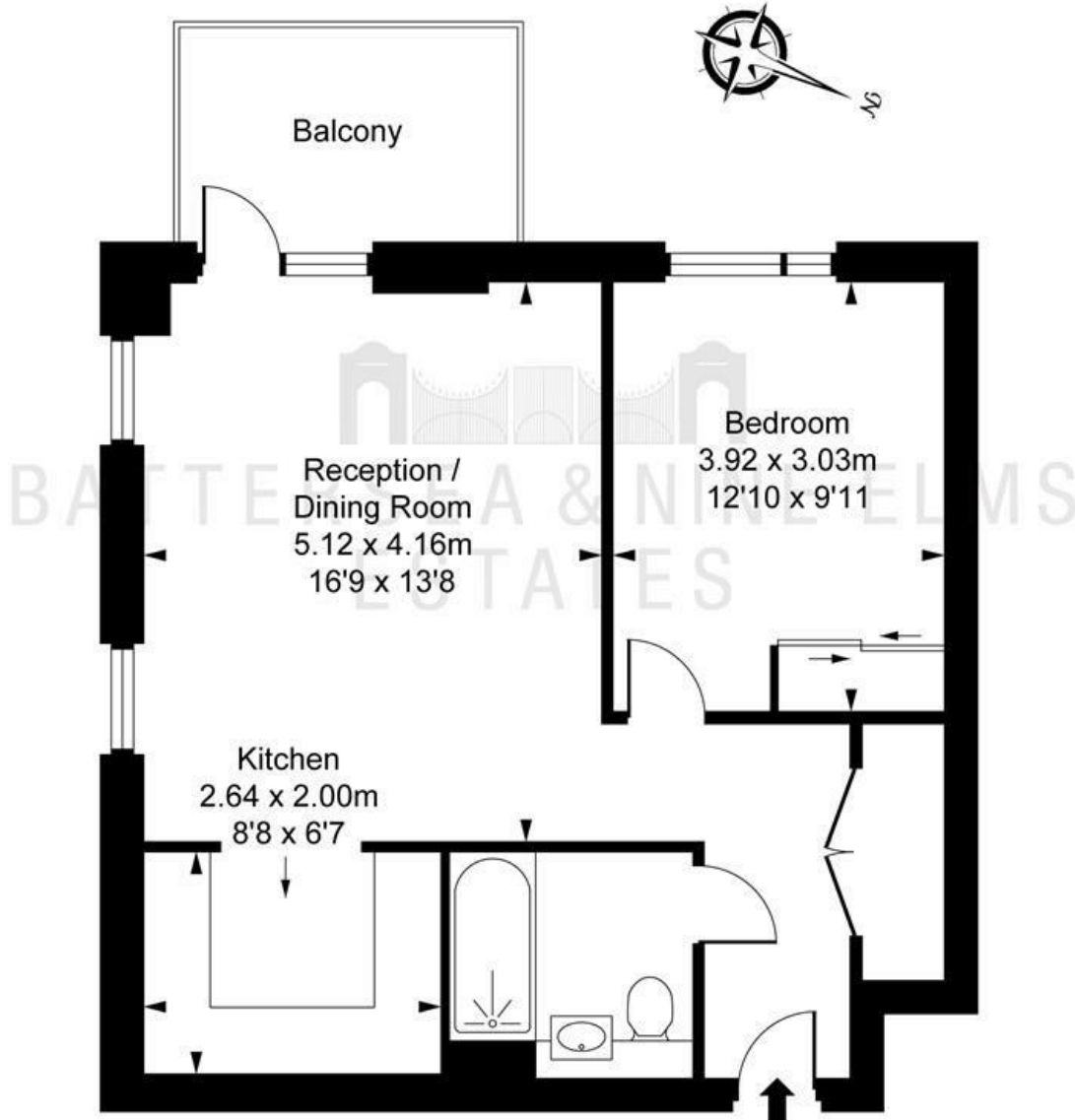


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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			
		85	85				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	