



3 Lanchester Way London

A luxurious two bedroom, two bath apartment offering high specification design and finish. Situated in Lexington Gardens Development, this well appointed property features, oak style wood floor with underfloor heating and a private balcony. Residents will also benefit from the 24 hour concierge service, a residents gym & media lounge.

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 public transport. You only need to walk 5 minutes to reach Vauxhall Station and a stone's throw away from Nine Elms Tube station. Heathrow and London City Airport are all less than an hour's commute away.

Minimum contract: 12 months
Council tax band : Wandsworth Council - F
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £825 (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

£775 Per Week

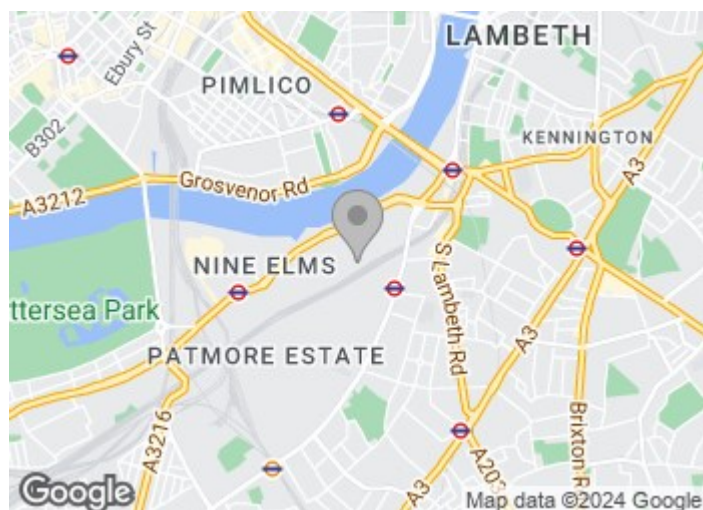
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

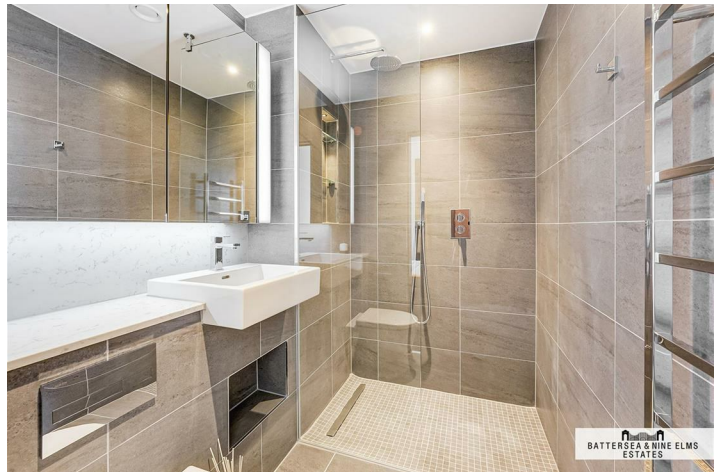
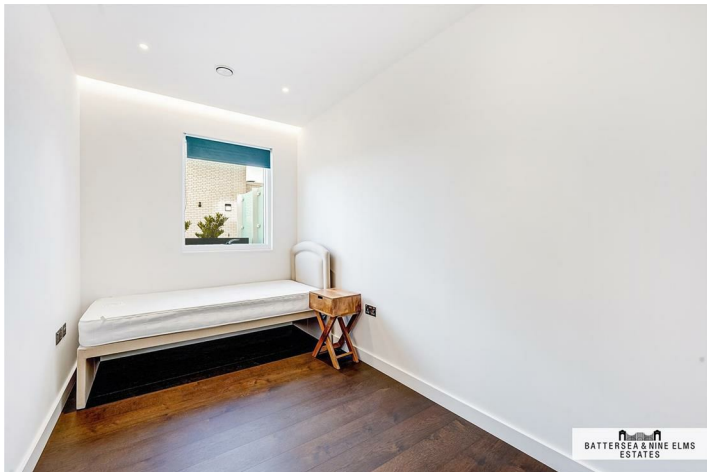
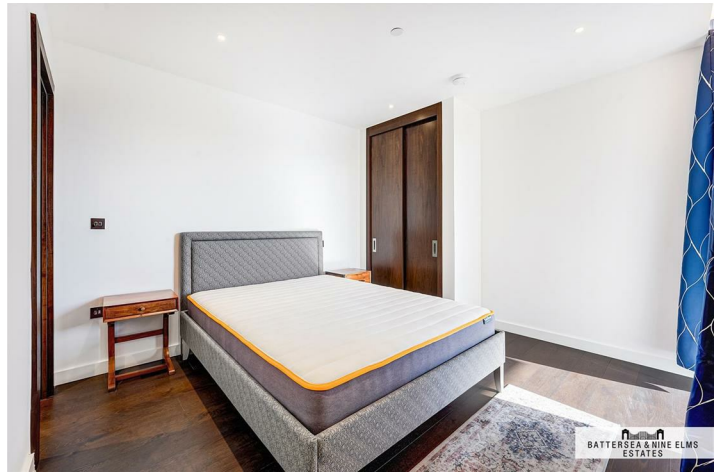
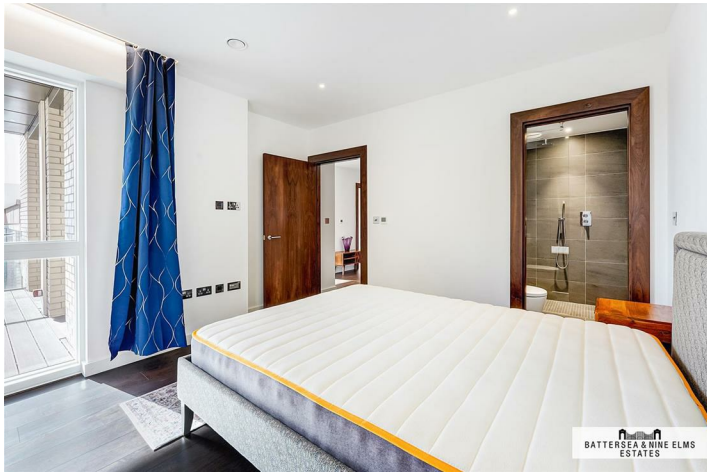
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- Two Bedroom
- Open Plan Living
- Two Bathroom
- 24 Hour Concierge
- Private Balcony
- Gym, Pool & Spa Access



[Directions](#)



Senate Building, SW8
 Approximate Gross Internal Area
 64.4 sq m / 693 sq ft

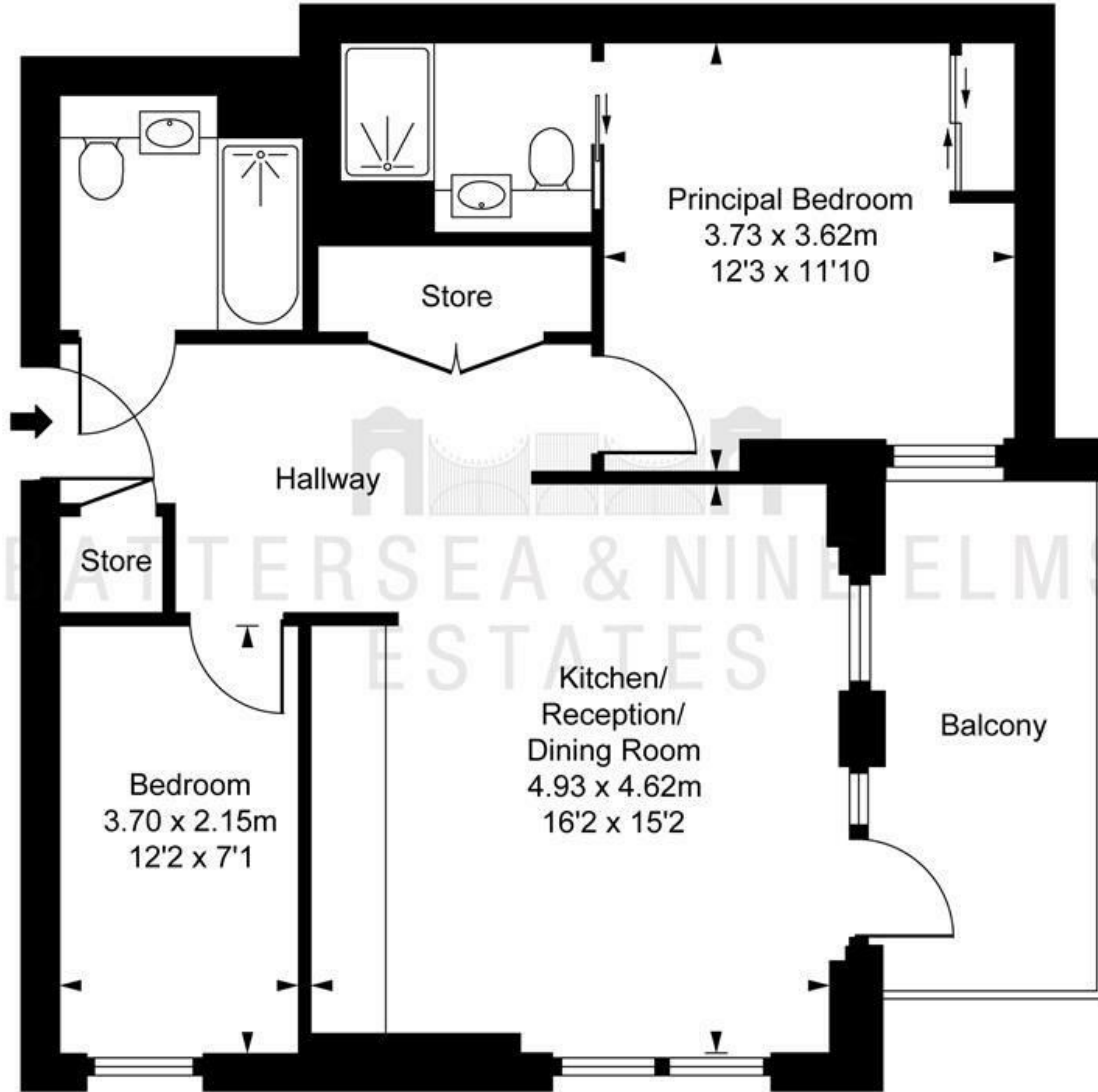


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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			
		86	86				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		