

## 3 Lanchester Way London

A stunning two 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. The principal bedroom has the use of built in wardrobes and a luxurious en-suite shower room, there is a further second double bedroom and a separate family bathroom.

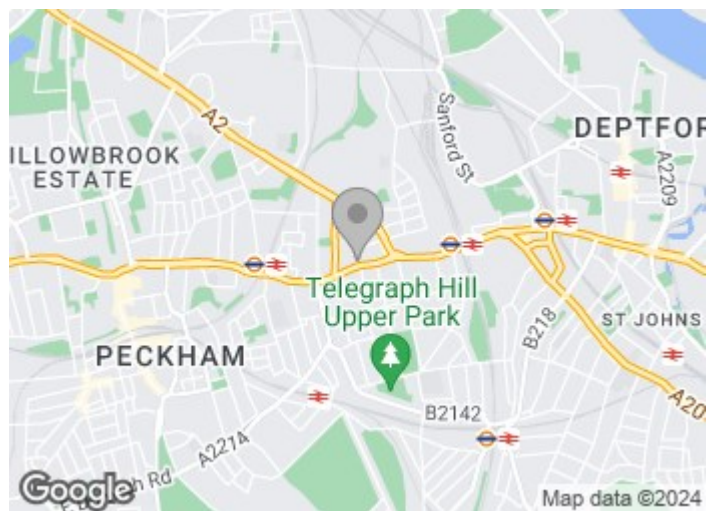
With a 24-hour concierge service, private residents' gymnasium, state-of-the-art Media Room and private roof garden available for use, Lexington Gardens is just a short walk from London's most fashionable neighbourhoods and is surrounded by amenities.

**£850 Per Week**

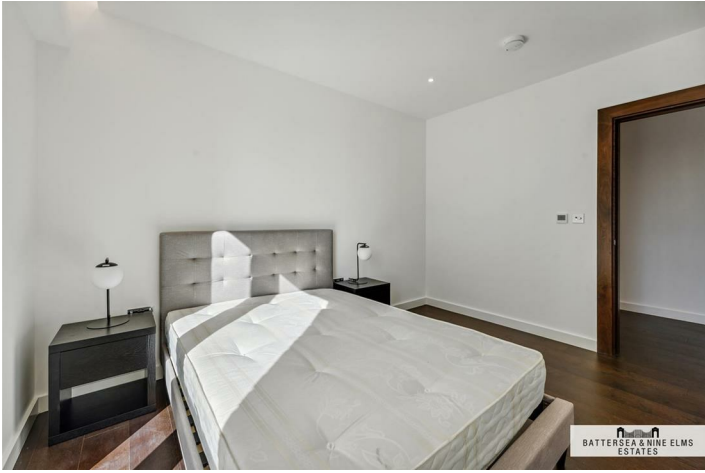
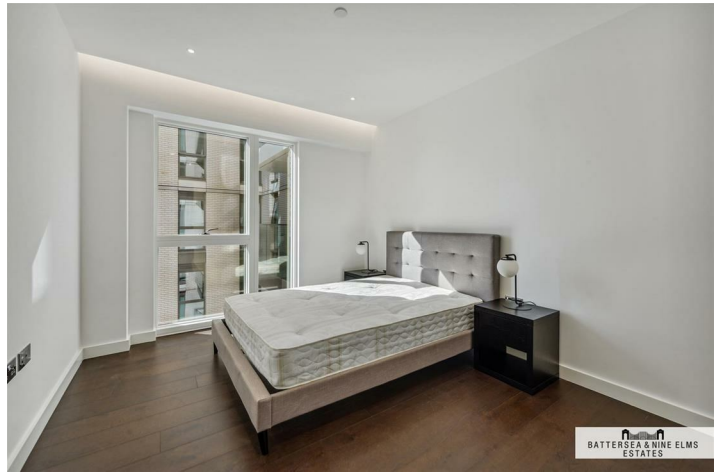
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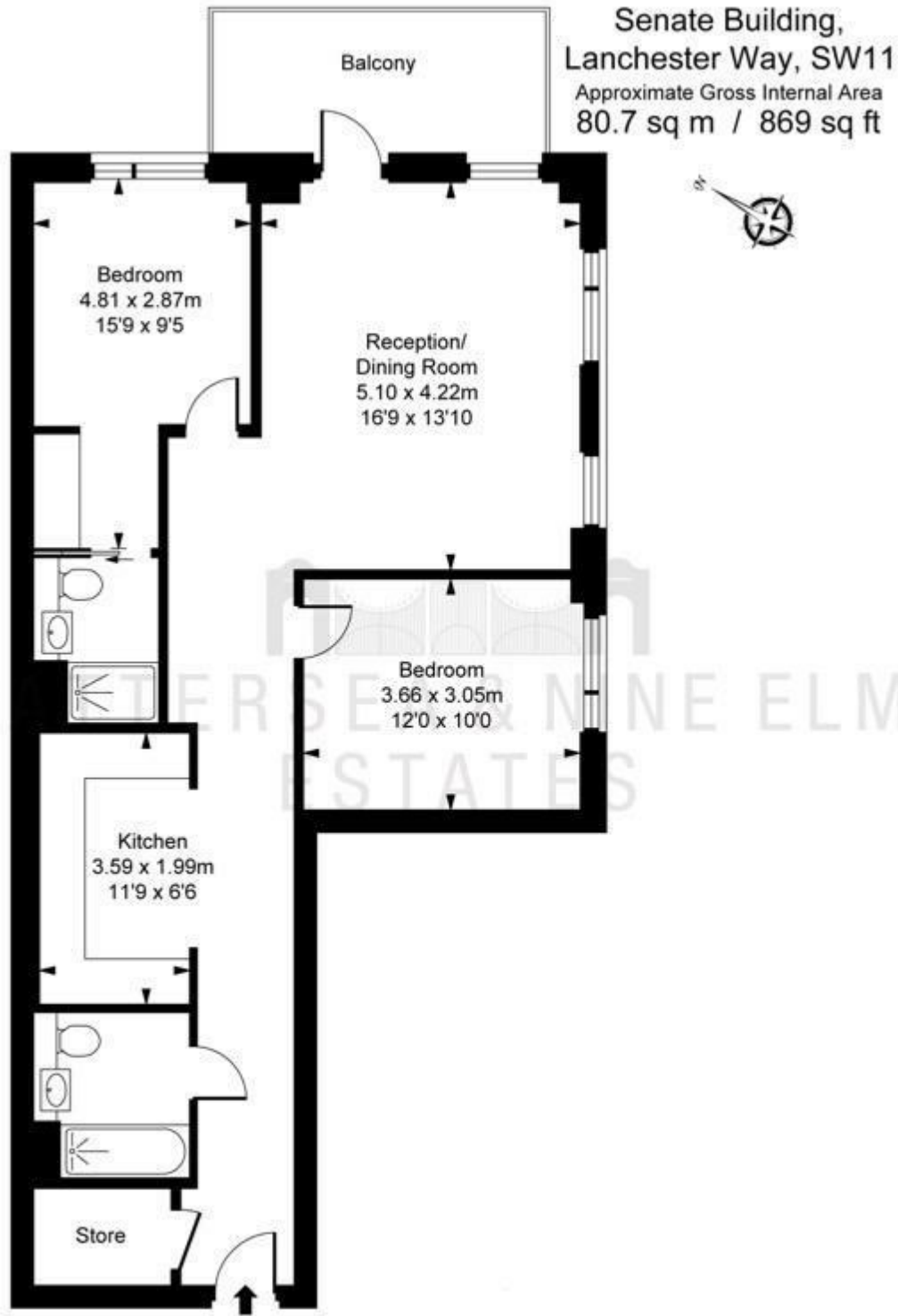
- Two bedroom
- Open plan kitchen/ reception room
- Gymnasium
- Two bathroom
- Short walk to the River Thames
- Media room
- 24 hour concierge
- Close to Zone 1 transport links



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

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		87	87				