



3 Lanchester Way London

A stunning two bedroom, two bath apartment offering high specification design and finish.

Situated in the Lexington Gardens Development, this well appointed property features, oak style wood floor with underfloor heating and a private balcony.

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 - £850 (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

£800 Per Week

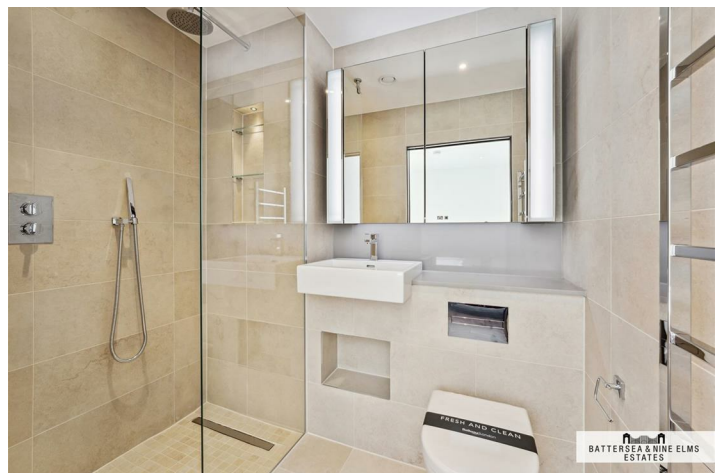
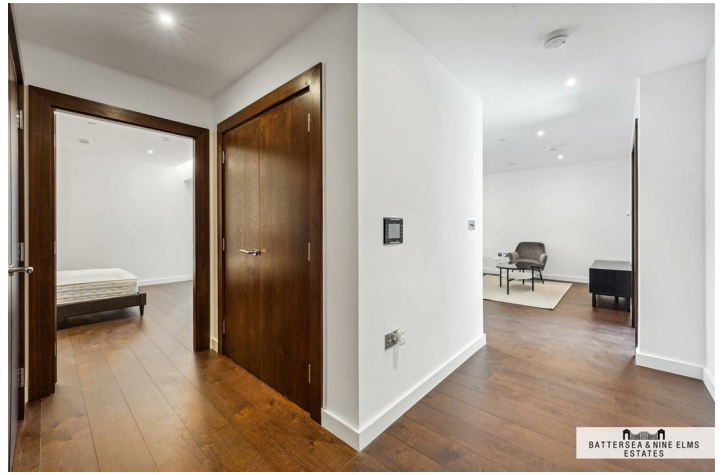
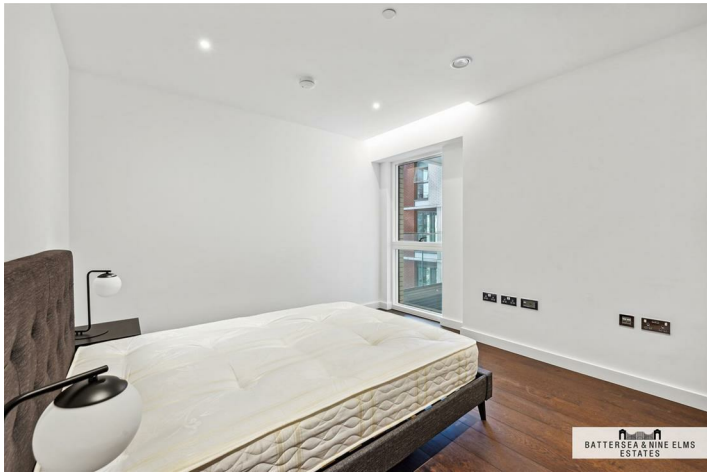
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- One bedroom
- Two bathrooms
- Open plan kitchen/ reception room
- Furnished
- Short walk to the River Thames
- Close to Zone 1 transport links
- 24 Hour concierge
- Media room
- Gymnasium



Directions



Senate Building,
Lexington Gardens, SW8
Approximate Gross Internal Area
77.6 sq m / 835 sq ft

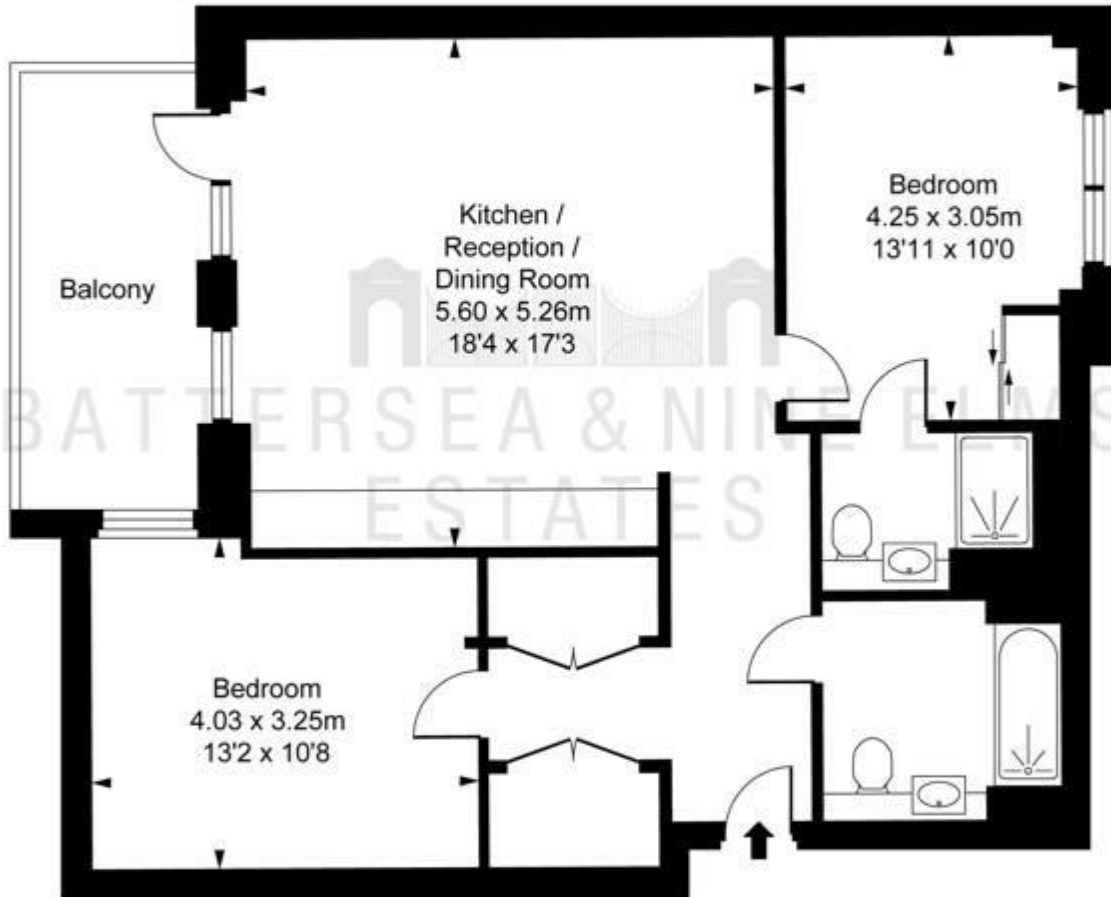


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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			
		87	87				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	