



3 Lanchester Way London

This lovely two double bedroom apartment set in the luxury Lexington Gardens development, benefitting from contemporary design and finish.

Lexington Gardens offers a 24-hour concierge service, private residents' gymnasium, a state-of-the-art media room and private roof garden. This stunning development is just a short walk from London's most fashionable neighbourhoods and is surrounded by amenities.

Zone 1 transport links from Nine Elms and Vauxhall also close by.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £850 (1 weeks rent, subject to agreed offer)

£850 Per Week

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

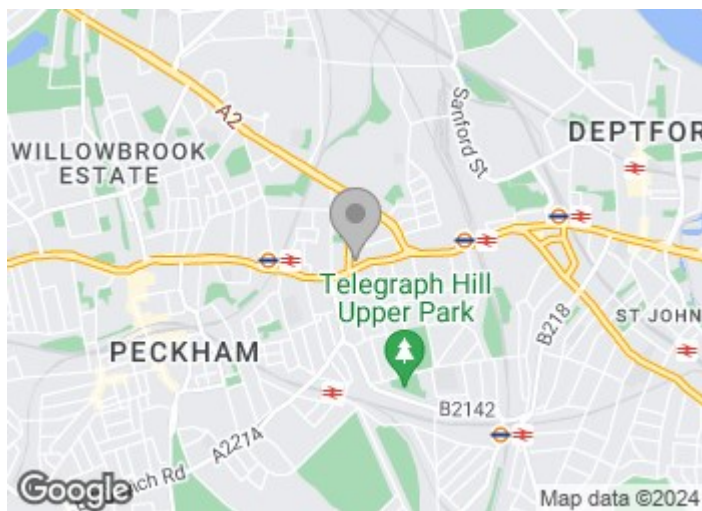
To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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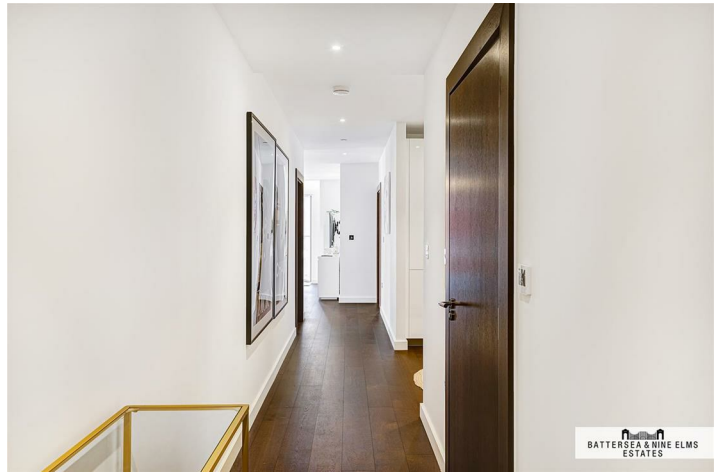
- Two bedrooms
- Two bathrooms (one en suite)
- Underfloor heating
- Dishwasher & combination washer / dryer
- Close to the River Thames
- Zone 1 transport links



[Directions](#)



BATTERSEA & NINE ELMS
ESTATES



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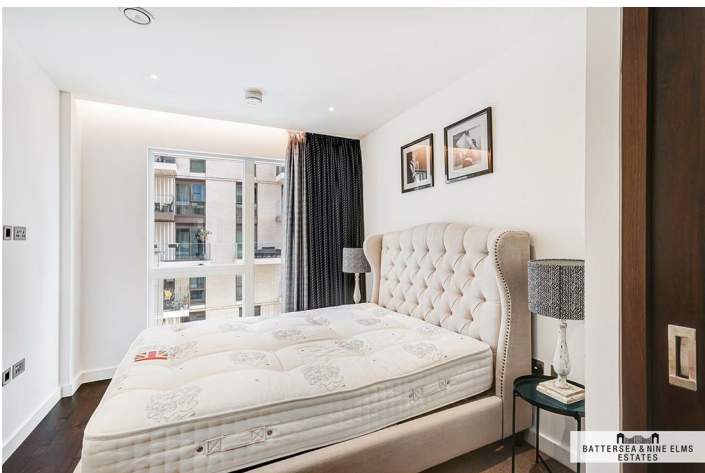
BATTERSEA & NINE ELMS
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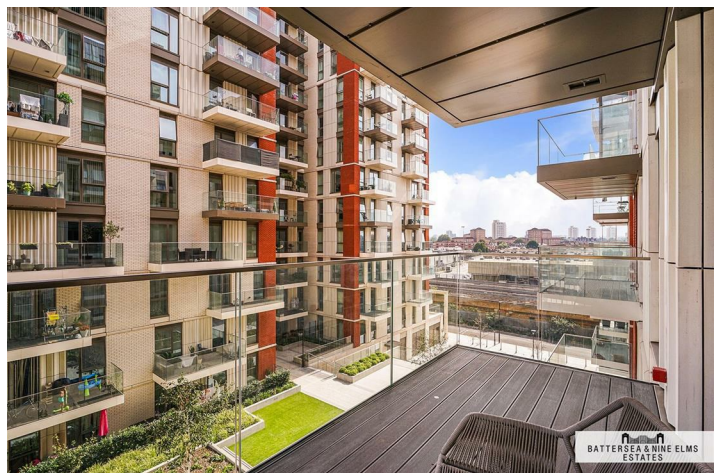
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Senate Building,
Lanchester Way, SW11
Approximate Gross Internal Area
77.5 sq m / 834 sq ft

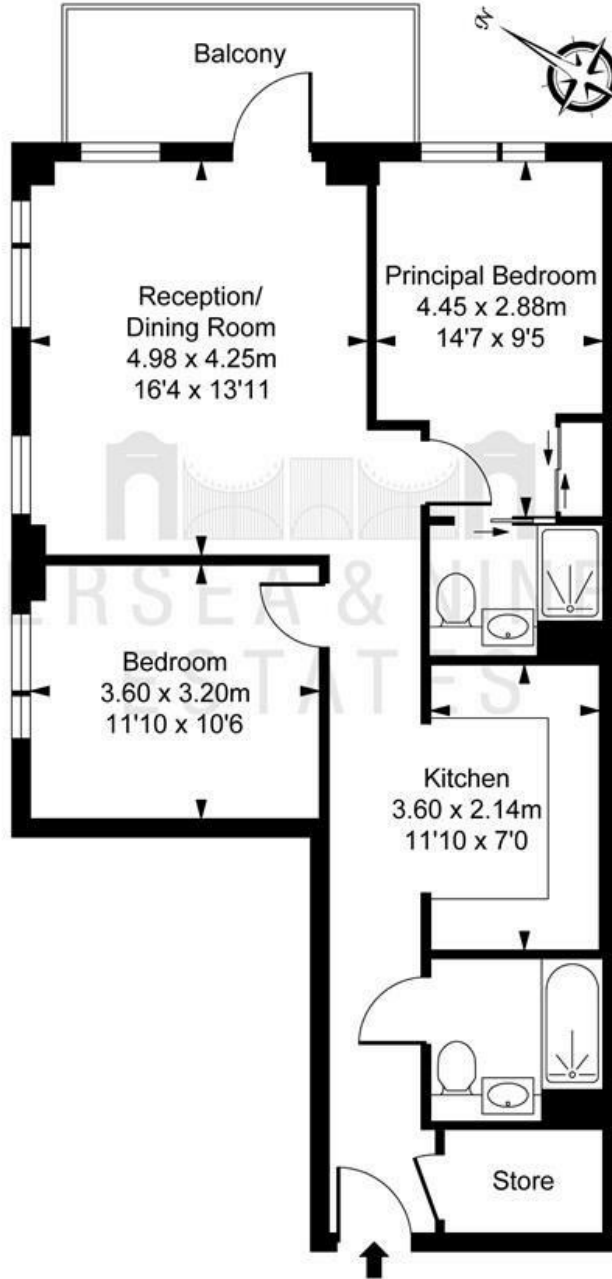


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		87	87				