

6 Malthouse Road London

A spacious and light filled two bedroom, two bathroom apartment set within the eagerly anticipated Lexington Gardens development.

Featuring stunning traditional wood floors, spa like bathroom fittings and sensory lighting, this contemporary designed property offers luxury living and high specification appliances.

Residents benefit from the 24 hour concierge service, a residents gym and media lounge. Transport links from Vauxhall Station & Nine Elms Station afford easy access to the city.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £900 (1 weeks rent, subject to agreed offer)

£900 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

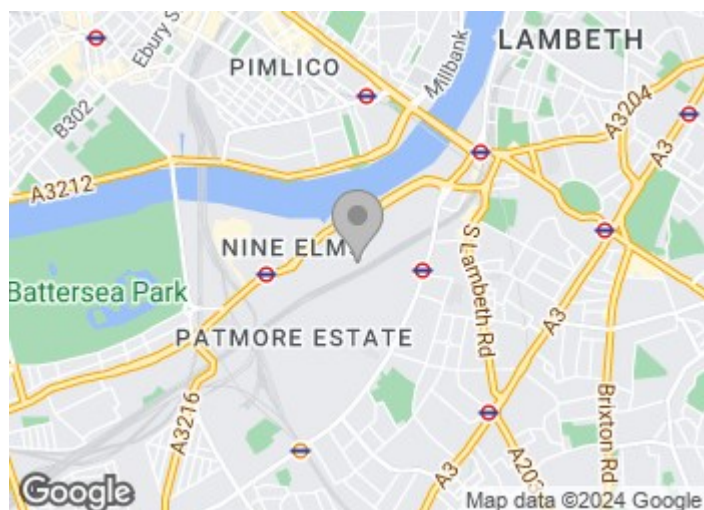
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

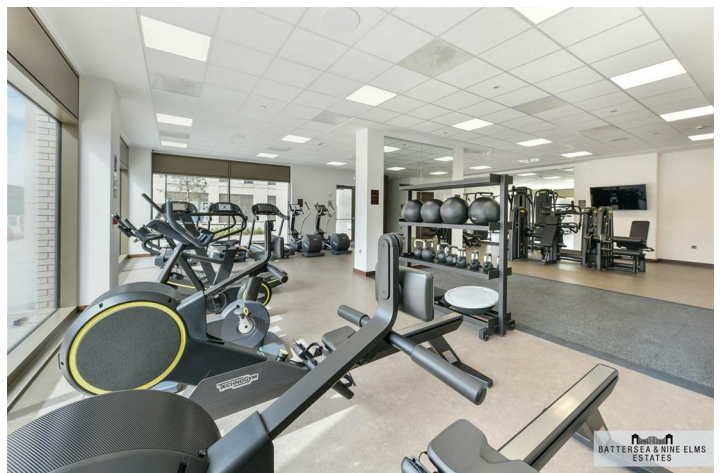
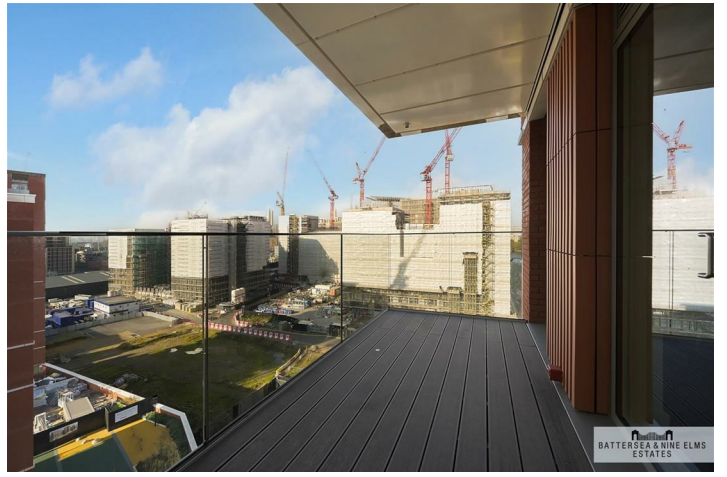
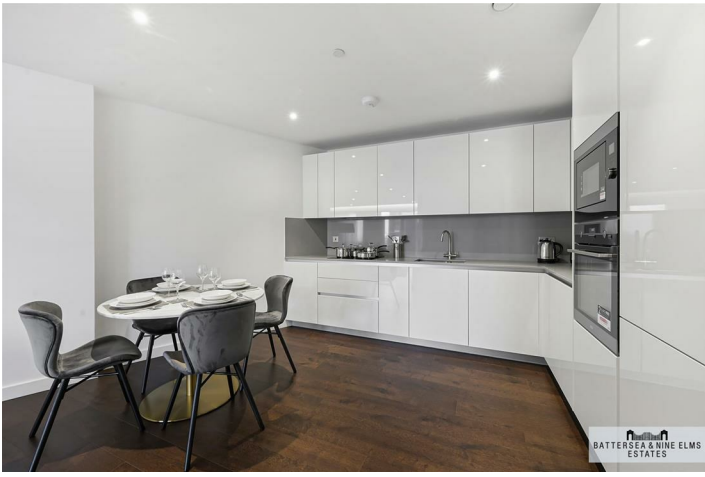
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- Two bedroom
- Media lounge
- Private balcony
- Two bathroom
- Residents gym
- 24 hour concierge
- Transport links from Vauxhall Station



[Directions](#)



Denver Building,
Lexington Gardens SW11
Approximate Gross Internal Area
83.0 sq m / 893 sq ft

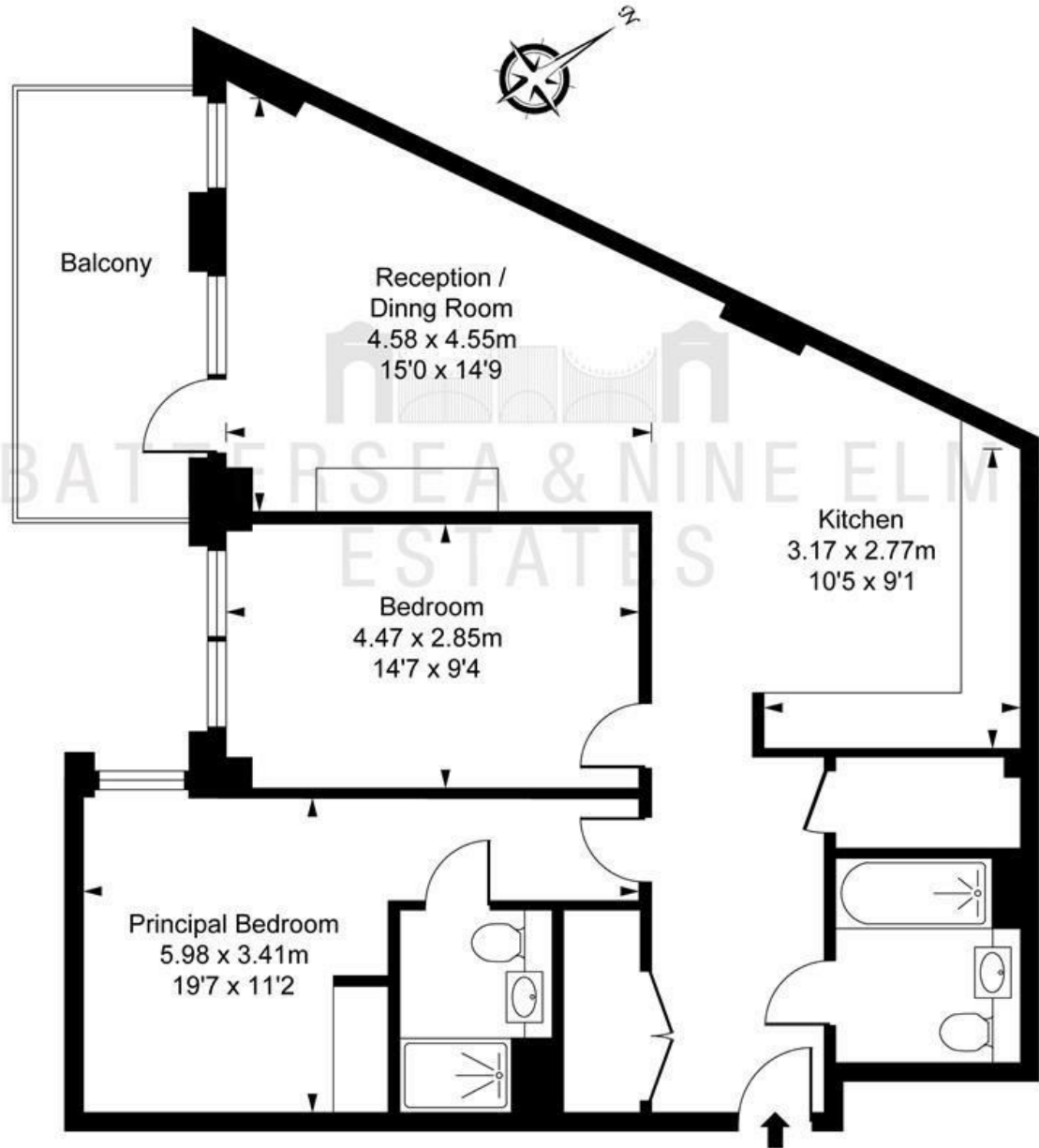


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-81) B
(69-80) C			(57-69) C
(55-68) D			(45-57) D
(39-54) E			(33-45) E
(21-38) F			(21-33) F
(1-20) G			(1-21) 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