



## 6 Malthouse Road London

**£600 Per Week**

A spacious one bedroom apartment set within the desirable 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 will benefit from the 24 hour concierge service, a residents gym, media lounge and meeting room. Transport links from Vauxhall & Nine Elms Stations afford easy access to the city.

Minimum contract: 12 months  
Council tax band : Wandsworth - E  
Change of contract fee: £50 including VAT  
Lift access  
Holding Deposit - £600 (1 weeks rent, subject to agreed offer)

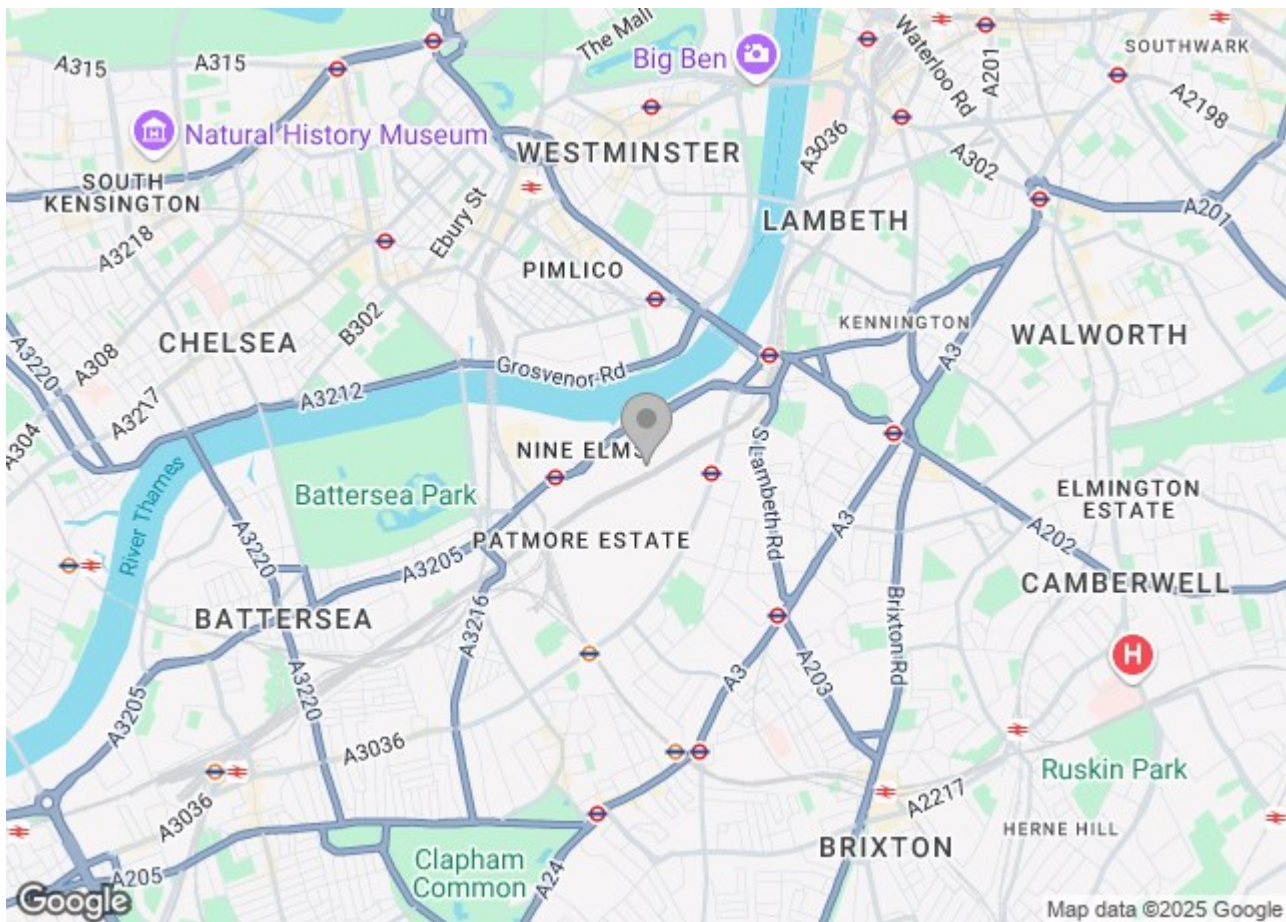
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, Heating - district communal | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

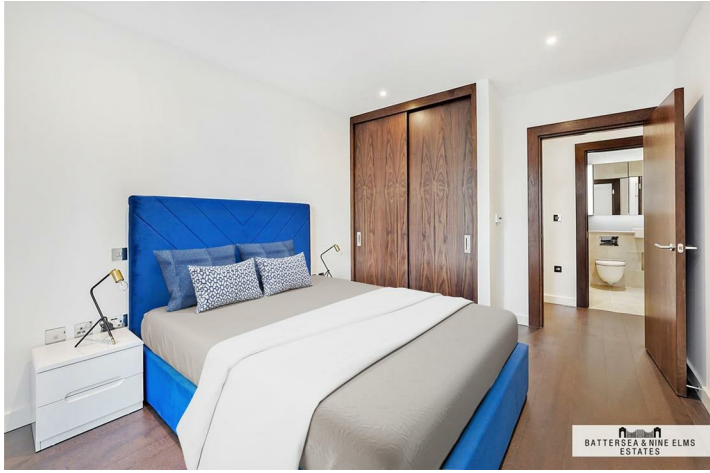
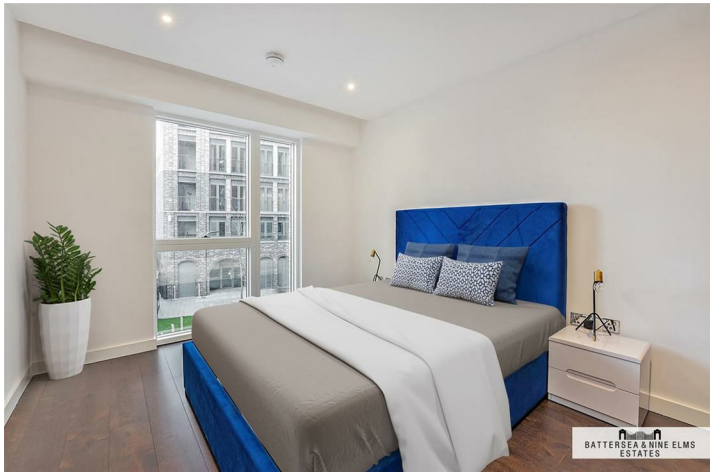
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- One double bedroom
- 24 Hour concierge
- Private balcony
- Moments to Vauxhall Station
- Residents gym







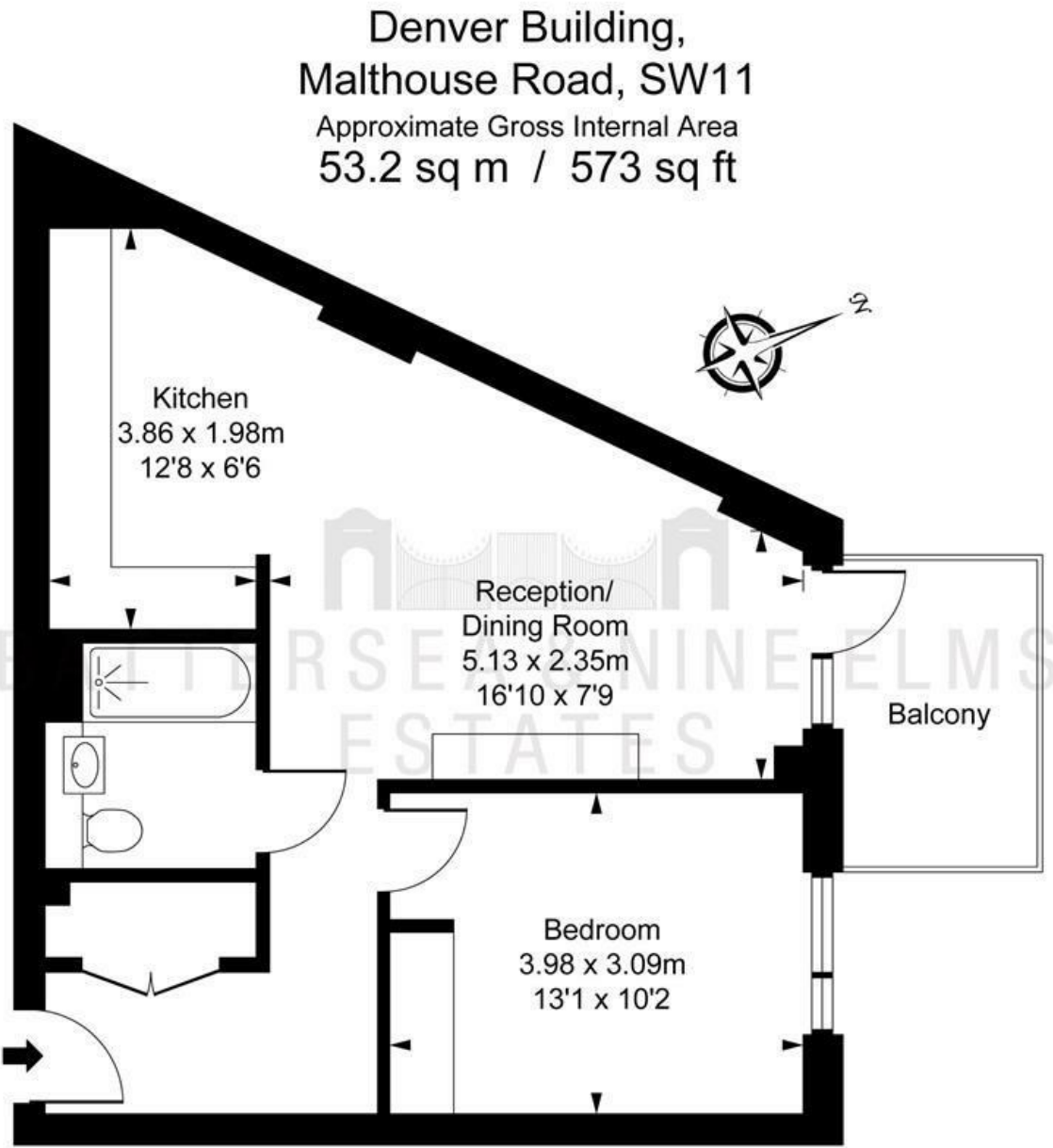


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 <sub>2</sub> ) Rating                  |  |                         |           |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
|   |  | Current                 | Potential |   |  | 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 |           |