



1 Lanchester Way London

£623 Per Week

A one bedroom apartment set within the luxury development Lexington Gardens, The Residence. Situated in Nine Elms, close to Vauxhall and Nine Elms Stations, this stunning property is conveniently located for transport links to the City.

The property has been finished to a high standard and briefly comprises of a spacious open plan living space/kitchen with integrated appliances, a modern bathroom, large bedroom and a private balcony space completes the accommodation. There is also ample storage in the property.

Residents will also benefit from the 24 hour concierge service, a residents gym, media lounge and conference room.

Minimum contract: 12 months
Change of contract fee: £50 including VAT
Council Tax Band: Wandsworth - E
Holding Deposit - £623 (1 weeks rent, subject to agreed offer)

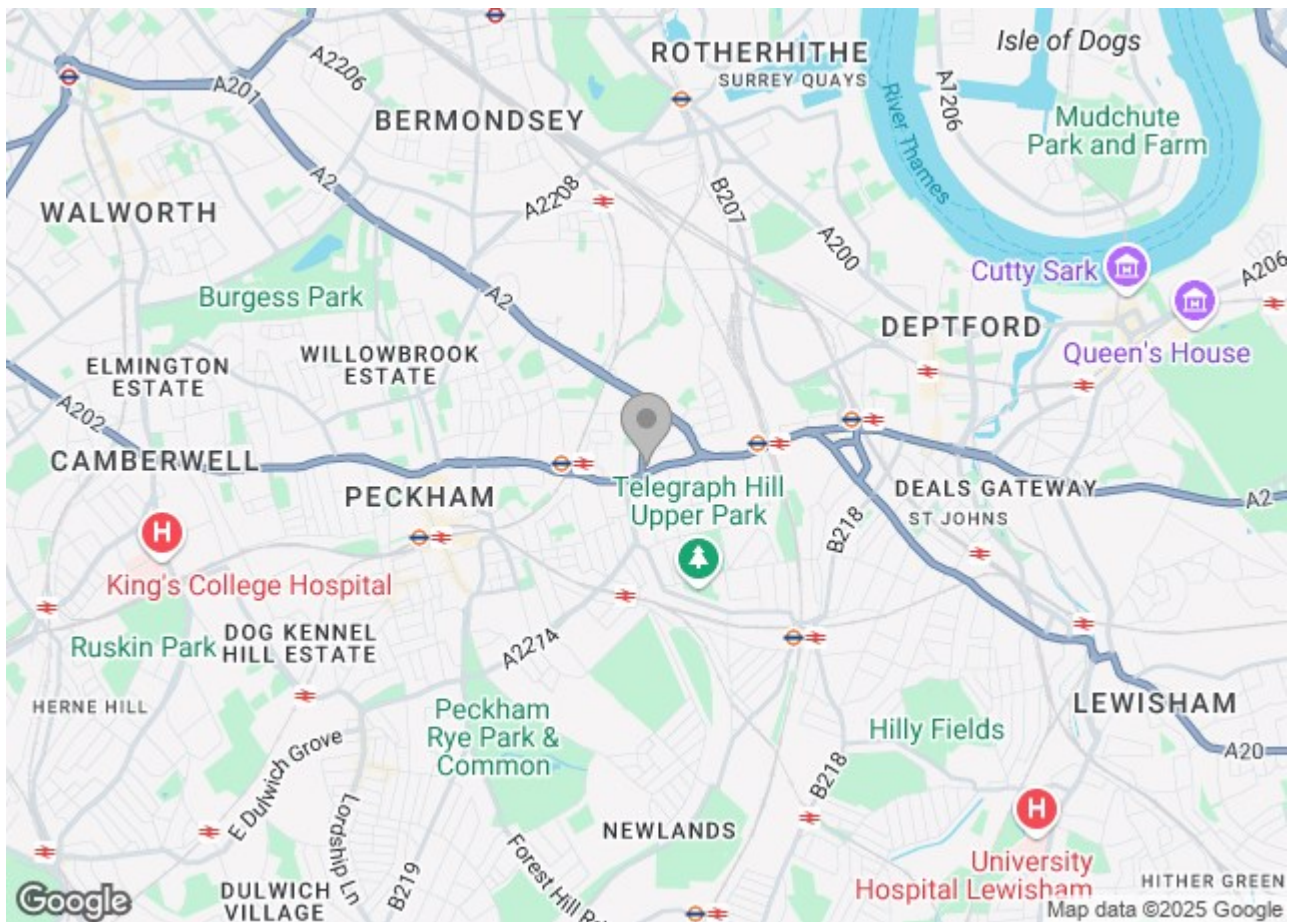
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating - District Communal | Internet: Fttp

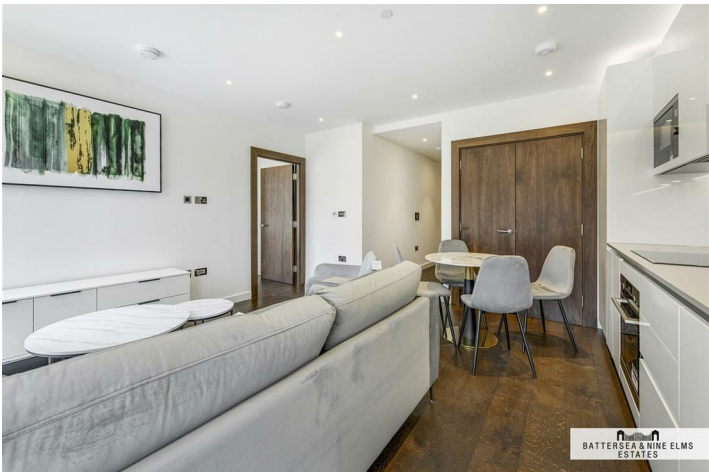
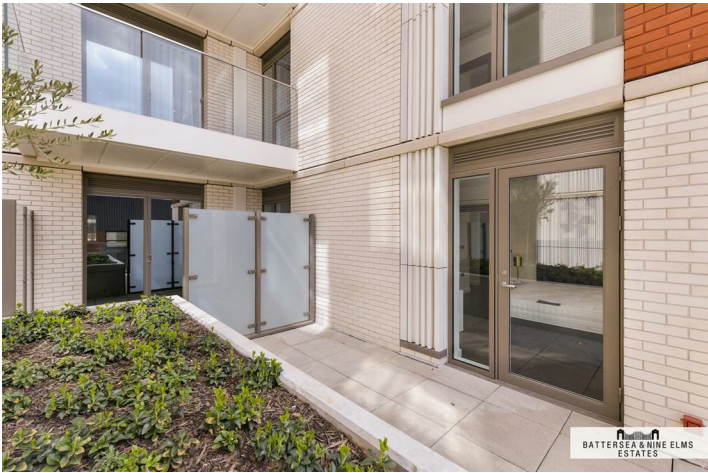
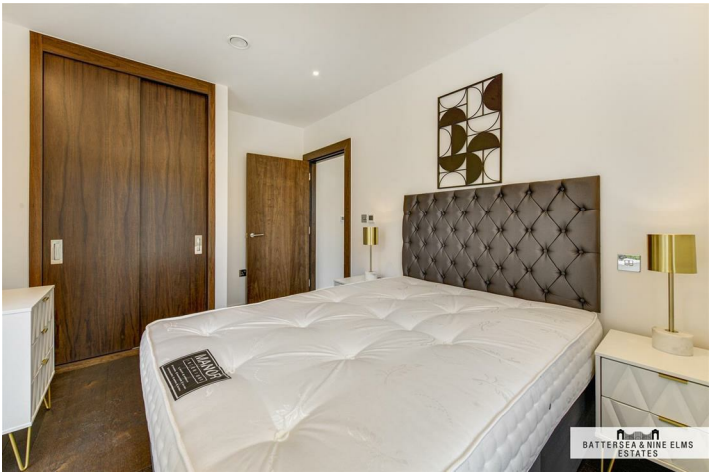
To check broadband and mobile phone coverage please visit Ofcom.

1 Lanchester Way London



- One double bedroom
- 24 Hour concierge
- Residents gym
- Close to transport links





Kennedy Building,
Lanchester Way, SW11

Approximate Gross Internal Area
42.4 sq m / 456 sq ft

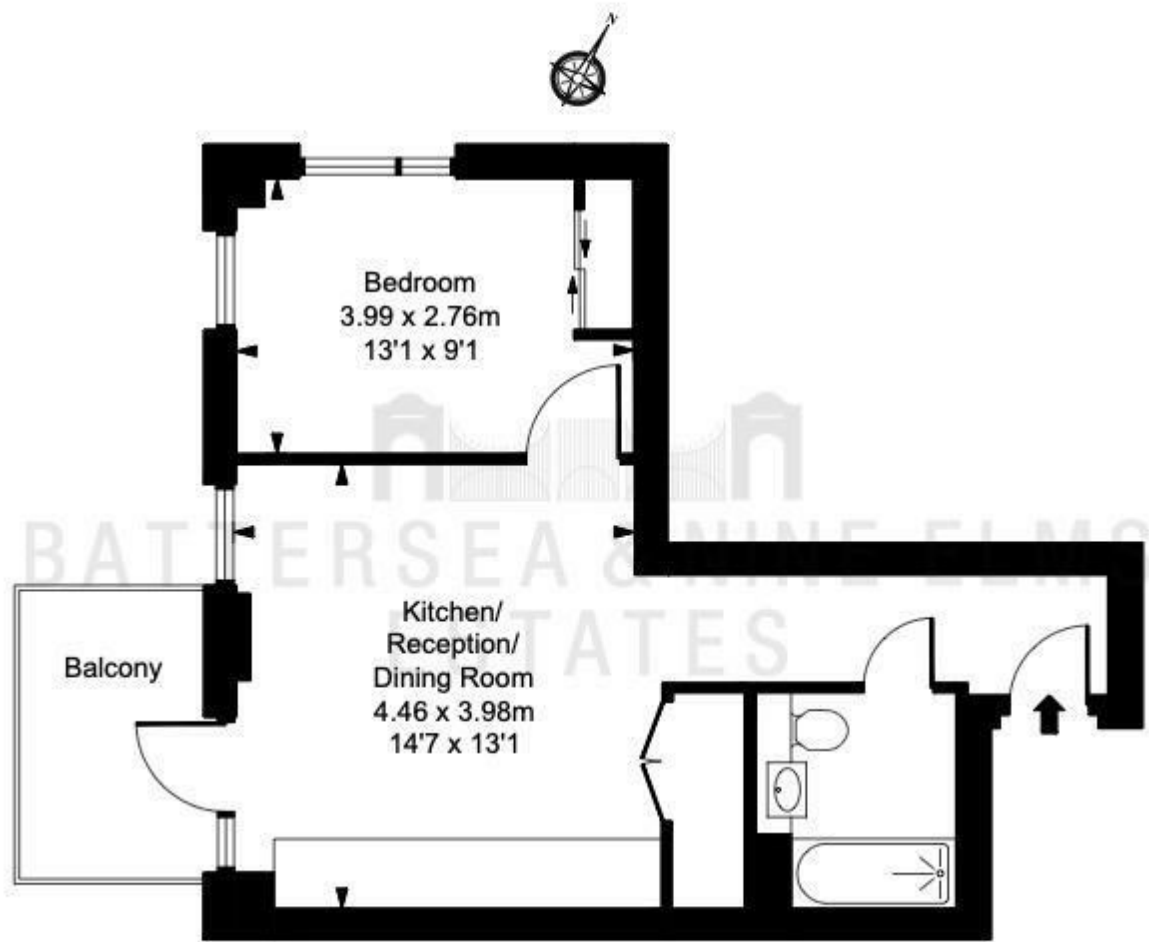


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms 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			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	