



59, 3, Senate Building Lanchester Way, London, SW11 7DD
£740 Per week

 2  2  1  B

A luxurious two bedroom, two bath apartment offering high specification design and finish. Situated in Lexington Gardens Development, this well appointed property features, oak style wood floor with underfloor heating and a private balcony. Residents will also benefit from the 24 hour concierge service, a residents gym & media lounge.

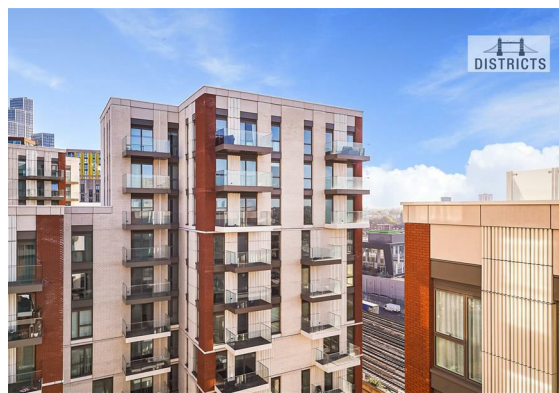
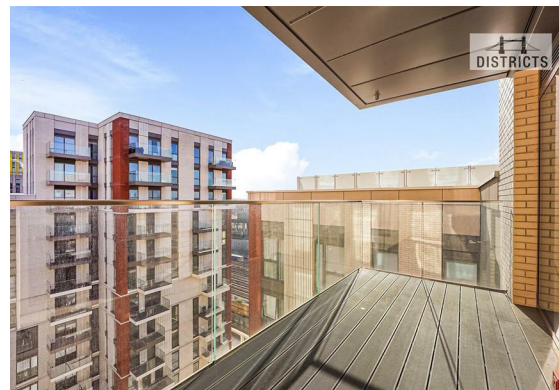
*Photos of the bedrooms have been digitally dressed for marketing purposes.
Available Now

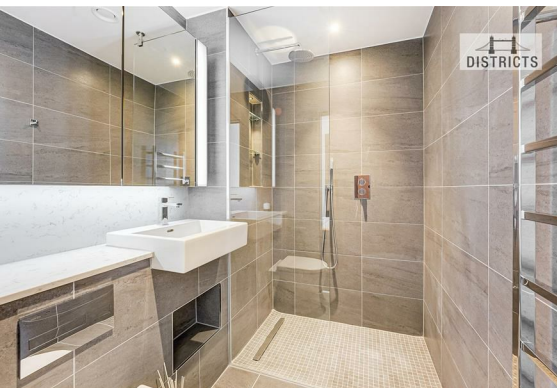
With a 24-hour concierge service, private residents' gymnasium, state-of-the-art Media Room and private roof garden available for use, Lexington Gardens is just a short walk from London's most fashionable neighbourhoods and is surrounded by amenities. Located few minutes walk from public transport. You only need to walk 5 minutes to reach Vauxhall Station and a stone's throw away from Nine Elms Tube station. Heathrow and London City Airport are all less than an hour's commute away.

Minimum contract: 12 months
Council tax band : Wandsworth Council - F
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £740 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | 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





Senate Building, SW8
Approximate Gross Internal Area
64.4 sq m / 693 sq ft

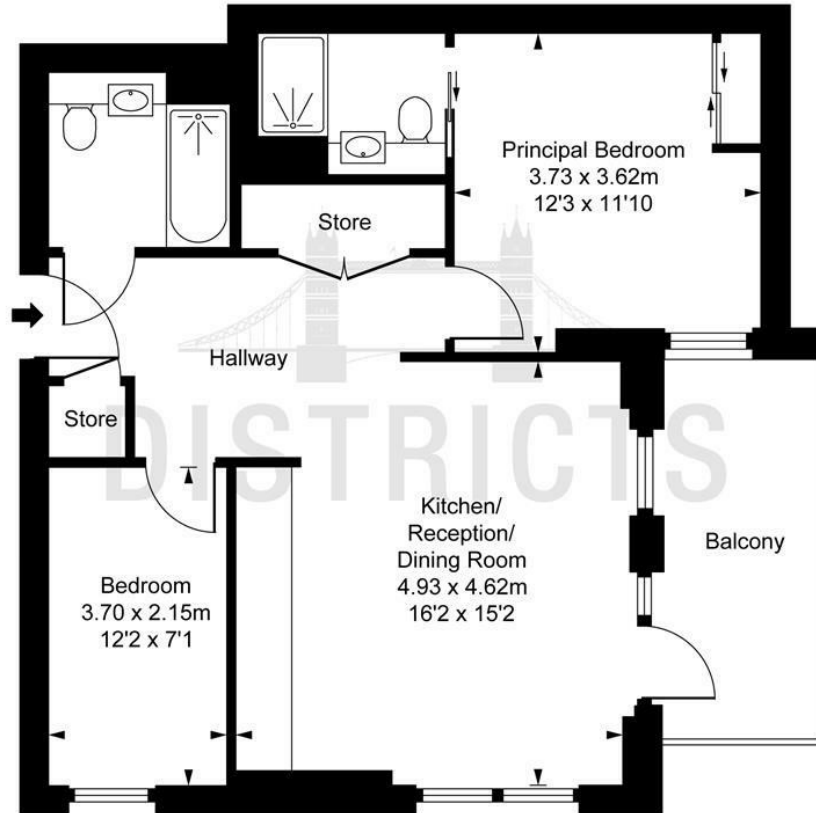



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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