



Montrose Building 4 Malthouse Road, London, SW11 7BX

£4,650 Per month



# Montrose Building 4 Malthouse Road

London, SW11 7BX

- 3 bedrooms
- Furnished
- Underfloor heating
- 24 Hour Concierge
- 0.2 mile to Nine Elms Underground Station (Northern Line)
- 2 Bathrooms
- South-West facing balcony
- Allocated car parking space
- Gym
- 0.7 mile to Battersea Power Station Underground Station (Northern Line)

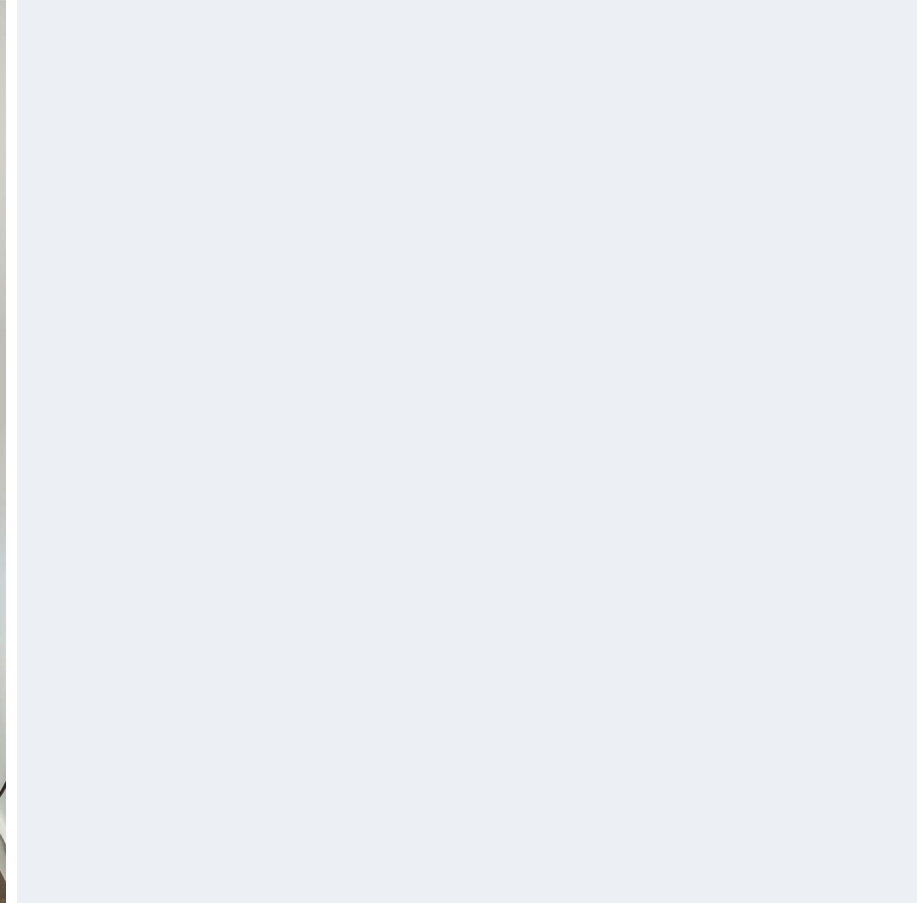
This stunning three-bedroom apartment on the eight floor at Lexington Gardens is a must see. The open-plan kitchen and living room creates an inviting space, perfect for entertaining friends and family. The kitchen features Siemens appliances, including an induction hob, oven, dishwasher, washer/dryer, and fridge/freezer. The living area opens onto a private south-west facing balcony, ideal for enjoying the spring and summer months ahead.

There are three double bedrooms with built in wardrobes and an ensuite bathroom for the primary bedroom. The property includes underfloor heating, comfort cooling, a contemporary bathroom suite, ample storage space, car parking space and bicycle spaces.

Lexington Gardens provides unparalleled connectivity to the West End and the City, being within a 0.2 mile radius from Nine Elms Underground Station (Northern Line) and 0.7 mile to Battersea Power Station (Northern Line) which London's most exciting new shopping and leisure destination.

Residents at Lexington Gardens can enjoy the beautifully landscaped gardens, business suite, screening room, gym and 24-hour concierge. This exceptional apartment offers a unique blend of luxury, convenience, and style in one of London's most dynamic neighborhood.





Directions

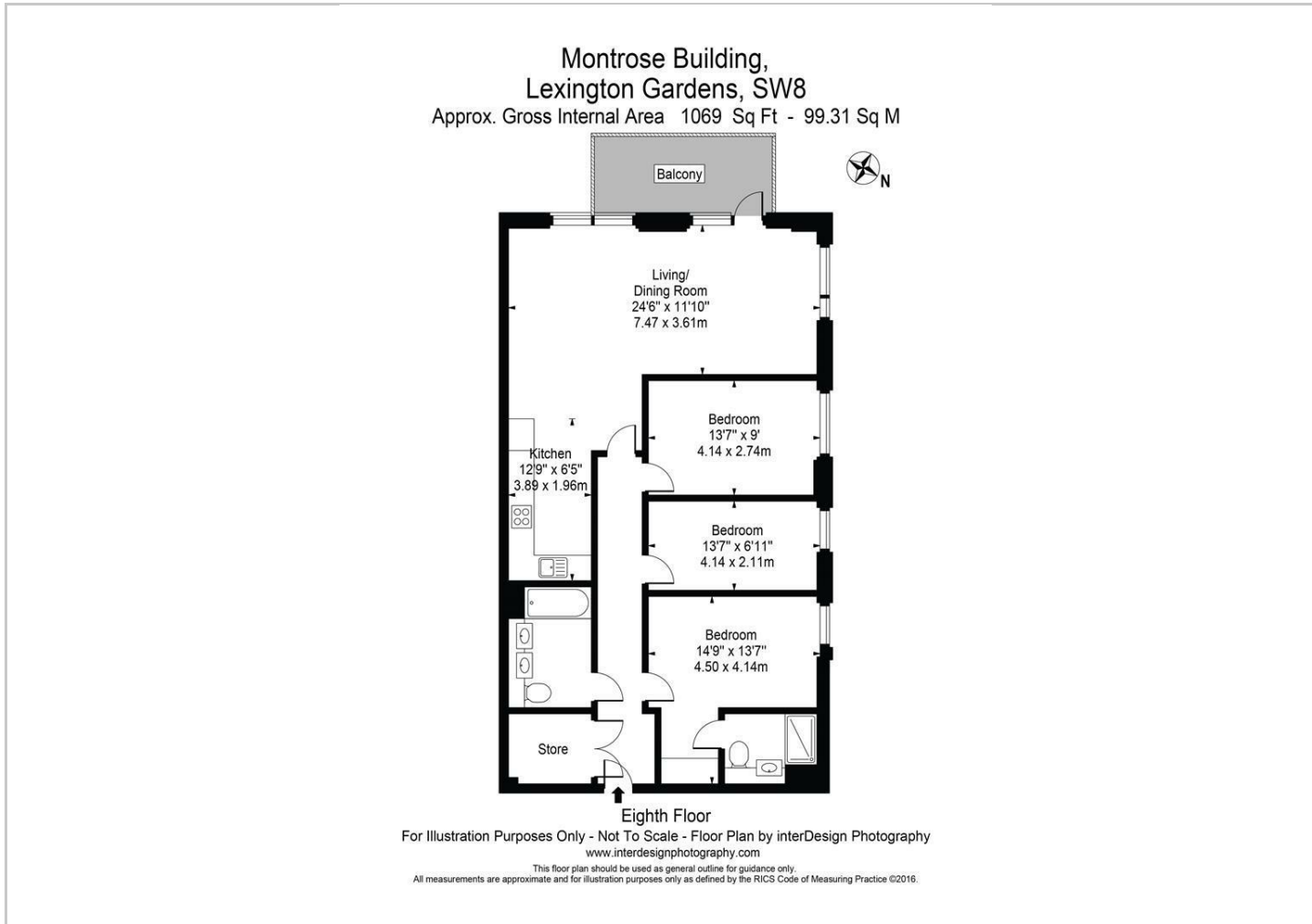




PRIVATE LAND  
No parking  
No loading/unloading  
No waiting



## Floor Plans



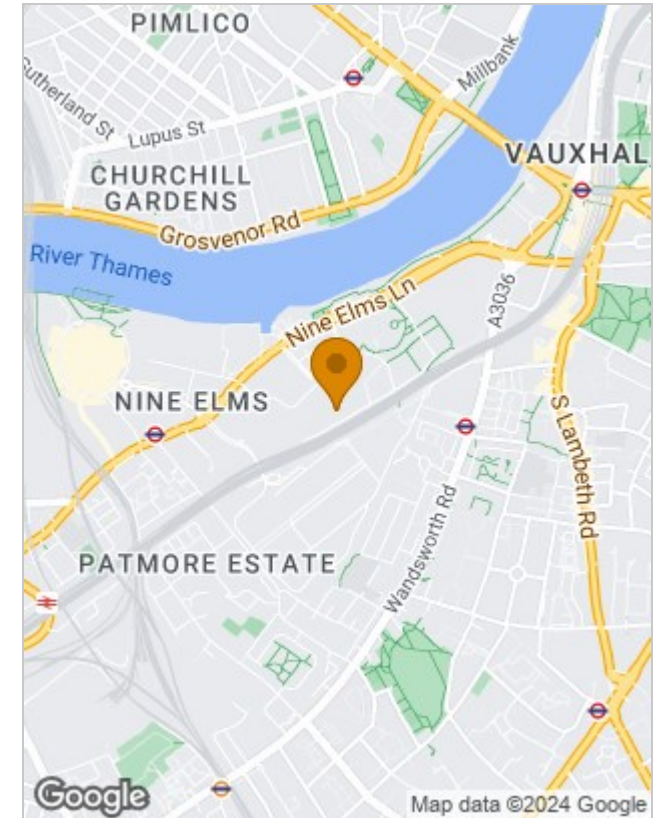
## Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

24 Lower Downs Road, Raynes Park, London, SW20 8QG  
Tel: 07787 560885 Email: info@lugushomes.co.uk lugushomes.co.uk

## Location Map



## Energy Performance Graph

