



Lombard Wharf
Battersea, SW11

CHESTERTONS





We are delighted to introduce to the market a spectacular one bedroom apartment with stunning wrap around balcony in the striking Lombard Wharf development on the banks of the River Thames.

The property boasts a generously and well thought out reception space with modern and sleek kitchen tucked off to the side, bedroom with fitted storage, luxurious 3 piece bathroom with rain and hand held shower heads. Other features include floor to ceiling windows, hallway storage and beautiful wooden flooring.

The iconic building is situated moments from the bars and restaurants of Battersea Square Mews, the green spaces and tennis courts at Fred Wells park and the 170 bus route to carry you to Clapham Junction in 4 minutes or Sloane Square in 10 minutes.

- Wrap Around Balcony
- 24 Hour Concierge
- Residents Gym
- Cycle Storage
- Battersea Square
- Waterside

£2,250 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
61-80	C	84	84
41-60	D		
21-40	E		
1-20	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

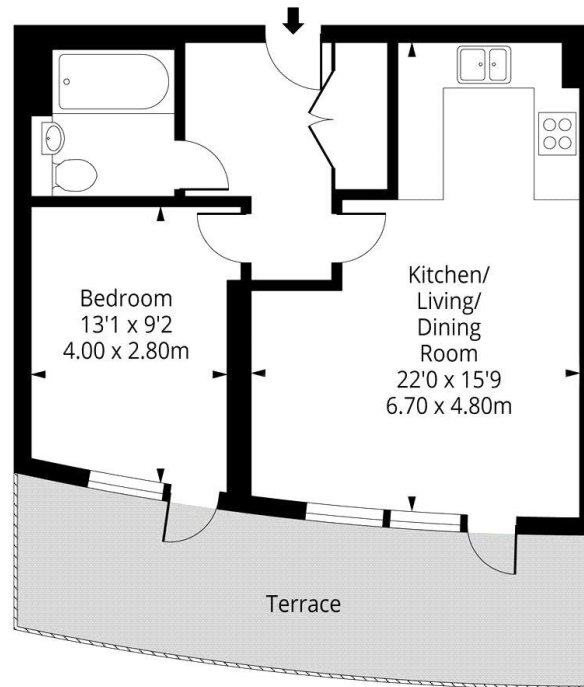
Minimum Term: 12 months
Deposit Required: £2,596.15
Local Authority: London Borough of Wandsworth
Council Tax Band: E
EPC Rating: B
Unfurnished

Chestertons Clapham Common Lettings

[chestertons.co.uk](https://www.chestertons.co.uk)



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Approx Gross Internal Area **555 Sq Ft - 51.56 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 29692

