



Montrose Building, 4 Malthouse Road, London, SW11 7BX

£855 Per Week

A VERY SPACIOUS 2 BED 2 BATH APARTMENT SET OVER 920 SQUARE FEET LOCATED IN MONTROSE HOUSE, PART OF LEXINGTON GARDENS SW11

The accommodation comprises a spacious reception room with access to a South East facing balcony and an open plan luxury fitted kitchen.

The master bedroom is en-suite and offers ample storage in the dressing room area. The second bedroom has use of the family bathroom which is located off the hallway.

The development has facilities including fitness suite, roof garden and media room.

Montrose Building is a short walk from Battersea Power Station's transport links, shops, bars and restaurants

FURNISHED
AVAILABLE NOW

- MONTROSE BUILDING SW11
- SET OVER 920 SQUARE FEET
- CONCIERGE, CO-WORKING, FITNESS SUITE, MEDIA ROOM & ROOF GARDEN
- AVAILABLE NOW
- PART OF LEXINGTON GARDENS
- LOCATED ON THE 7TH FLOOR
- UTILITY ROOM OFF HALLWAY
- CLOSE TO VAUXHALL STATION ZONE 1
- SOUTH EAST FACING BALCONY
- FURNISHED TO A HIGH STANDARD

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MONTROSE BUILDING



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KITCHEN



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KITCHEN



RECEPTION



BATHROOM



RECEPTION



RECEPTION



BALCONY

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BALCONY



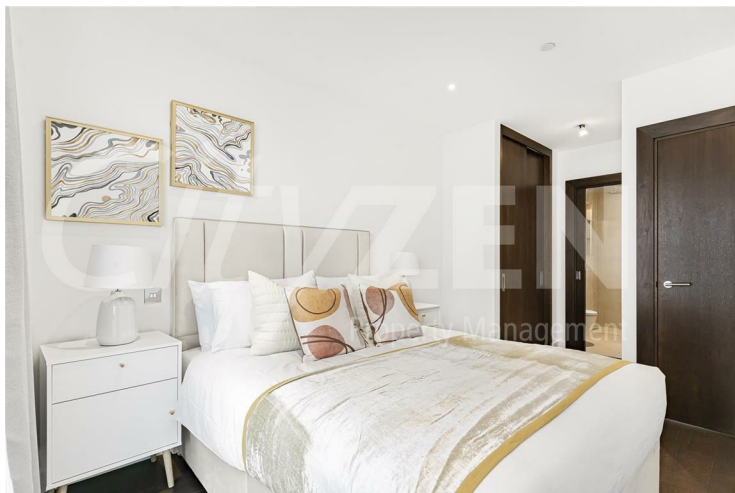
BEDROOM



BEDROOM



BATHROOM

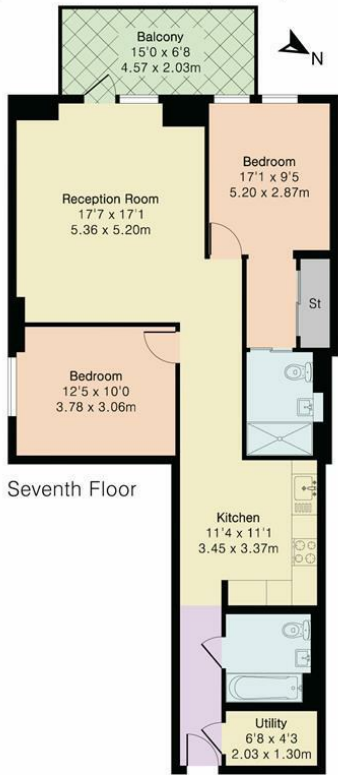


BEDROOM

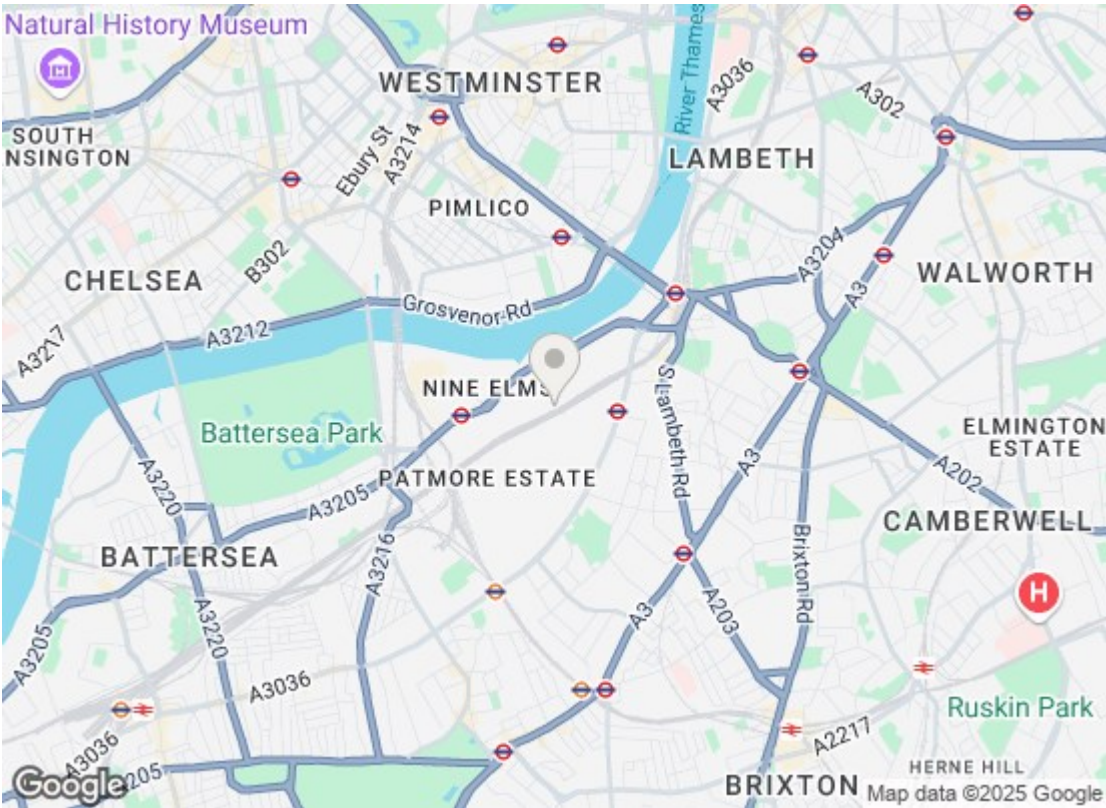


SHOWER ROOM

Approximate Gross Internal Area 923 sq ft - 86 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.