



MALTHOUSE ROAD
BATTERSEA

JACKSON-STOPS 

MALTHOUSE ROAD BATTERSEA, SW11

ASKING PRICE: £950,000

A spacious and light dual-aspect two-bedroom apartment on the 9th floor, in the heart of the Nine Elms - Battersea Power Station regeneration area with breathtaking, unobstructed views of South London. This highly sought after Lexington Gardens development offers sophisticated living, with a range of premium amenities which include a 24-hour concierge service, a private gym, a state-of-the-art media room, and private roof gardens that offer a tranquil escape from the city bustle.

The contemporary open-plan layout includes a living room, kitchen, and dining area, with dark wood doors and floors. The principal bedroom boasts generous wardrobes and an en-suite bathroom with double sinks, fog-proof mirrors, and soft dimmer lights. A second large bedroom and an additional bathroom ensure ample space for family and guests alike. The apartment is further enhanced by having air vents with filters and a lovely balcony winter garden.

London's newly developed Nine Elms neighbourhood with the impressive new American Embassy and the Linear Park offers a multitude of places to eat, drink, entertain, exercise, along with the new shopping and lifestyle destination of Battersea Power Station.

Tenure: Leasehold: 994 years remaining

Service Charge: £4766 pa

Ground Rent: £350 pa

KEY FEATURES

- Porter
- Gym
- Cinema Room
- Roof Terrace
- Parking Space
- Podium Gardens







**APPROXIMATE GROSS INTERNAL AREA
917 SQ FT / 85.2 SQ M**

This plan has been drawn for illustrative and identification purposes only.

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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