

## Lanchester Way, , London, SW11 7DD

- Stylish one-Bedroom Apartment
- Internal Area : 560 sq ft
- Communal gym
- Great transport links
- EPC-B
- 5th Floor
- Premium amenities
- 24 Hours Concierge
- Gym and Media Room
- CTB-E

**£2,800 Per Month**



# Lanchester Way, , London, SW11 7DD

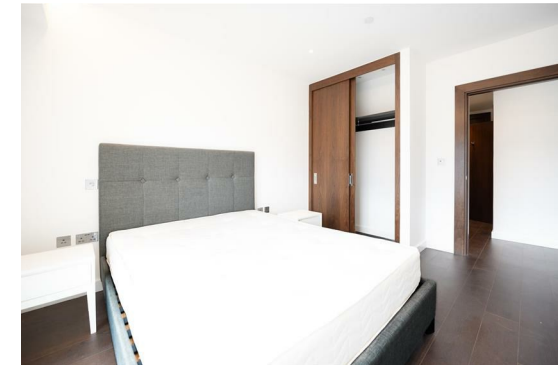
## DESCRIPTION

Welcome to this modern apartment located on Lanchester Way, London. This delightful property, built in 2022, offers a contemporary living experience in a vibrant city setting. Spanning an impressive 560 square feet, the apartment features a well-designed layout that maximises space and comfort.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The apartment boasts one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is stylishly appointed, offering both functionality and elegance.

This property is ideal for individuals or couples seeking a stylish urban lifestyle, with easy access to local amenities and transport links. The modern design and recent construction ensure that you will enjoy the benefits of contemporary living in a sought-after area of London.

Whether you are looking to buy or rent, this apartment presents a fantastic opportunity to secure a home in one of the capital's most dynamic locations. Don't miss the chance to make this lovely apartment your own.









#### APARTMENT LG23

Kitchen	2.640m x 2.000m	8'8" x 6'7"
Living/Dining	5.115m x 4.160m	16'9" x 13'8"
Bedroom	3.915m x 3.030m	12'10" x 9'11"
<b>Total</b>	<b>52.4 sq m</b>	<b>564 sq ft</b>

#### Viewings


Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.