



## SENATE BUILDING,

Nine Elms SW11



### A MASTERPIECE IN MODERN DESIGN

Residents within this development also benefit from a private residents gymnasium and media room



Local Authority: London Borough of Wandsworth Council Tax band: F Furniture: Furnished Minimum length of tenancy: 12 months Deposit amount: £4,615.38



This apartment comprises a large open-plan kitchen/reception room filled with natural light also giving direct access to a relaxing balcony area. A utility room useful for extra storage space.

There are two double bedrooms which have been finished to the highest of standards. The principle bedroom also benefitting from fitted wardrobes and an ensuite bathroom.

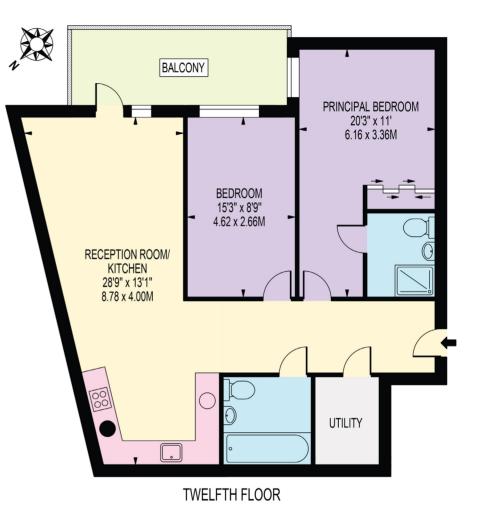
This development is also perfectly located to take advantage of the new Northern Line Extension as well as the Overground and Underground station of Vauxhall and Pimlico (0.6mi). The area is currently undergoing major regeneration to transform it into a vibrant residential and commercial district, with cycleways, parks and piazzas, just three miles from central London.

We have not been made aware of any material information relevant to the letting/sale of this property regarding fire safety concerns regarding the external wall of the building. If necessary, further information can be provided upon request.

Guide price: £4,000 per calendar month







Approximate Gross Internal Area = 83.30 sq m / 902 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



# We would be delighted to tell you more.

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