

Lombard Wharf, Lombard Road, London SW11



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This incredible apartment is located on 24th floor of a contemporary riverside development in Battersea and offers outstanding views of the River Thames and London.

The property comprises a bright open-plan kitchen reception room, a good sized double bedroom with built-in storage, and an elegant bathroom. Both the living room and bedroom have doors leading out to a large private balcony.



Asking price: £500,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £6,200 per annum, reviewed annually, next review due 2025

Ground rent: £850 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Wandsworth

Council tax band: E







Location

Lombard Wharf is a sleek, modern development located next to the Thames Path in Battersea. The building benefits from having a concierge service, 24/7 fully equipped Technogym and plenty of secure bike storage. When it comes to transport, both Clapham Junction and Wandsworth Town stations are 0.8 miles away, providing easy access to Waterloo, Vauxhall, and Gatwick Airport to name a few.

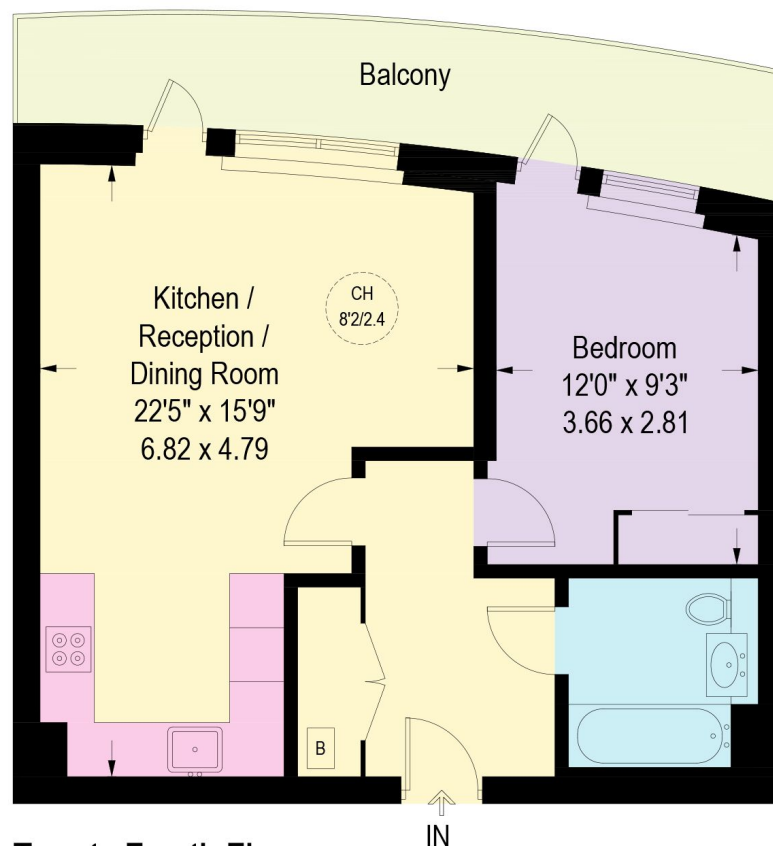




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Approximate Gross Internal Area
3673 sq m / 3954 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Twenty Fourth Floor

Additional information

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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