



Montrose Building 4 Malthouse Road, London, SW11 7BX

£4,850 Per month



# Montrose Building 4 Malthouse Road

London, SW11 7BX

- 3 bedrooms
- Furnished
- Underfloor heating
- 24 Hour Concierge
- 0.2 mile to Nine Elms Underground Station (Northern Line)
- 2 Bathrooms
- South-West facing balcony
- Allocated car parking space
- Gym
- 0.7 mile to Battersea Power Station Underground Station (Northern Line)

A stunning three-bedroom apartment situated on the eighth floor of the sought-after Lexington Gardens development in the heart of Nine Elms.

This beautifully presented apartment offers a bright and spacious open-plan kitchen/reception room, ideal for modern living and entertaining, with direct access to a private south-west facing balcony enjoying excellent natural light.

The contemporary kitchen is finished to a high specification with integrated Siemens appliances, including an induction hob, oven, dishwasher, washer/dryer, and fridge/freezer.

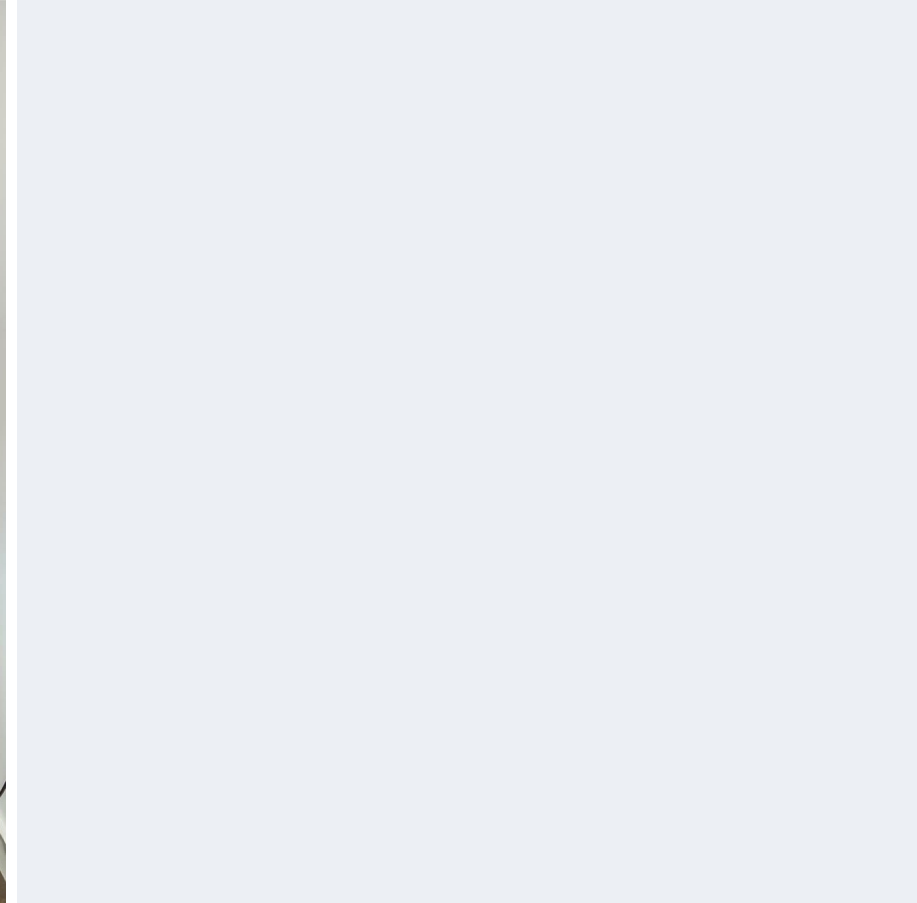
The property comprises three generous double bedrooms with built-in wardrobes, including a superb principal bedroom with en-suite bathroom, alongside a stylish family bathroom. Further benefits include underfloor heating, comfort cooling, excellent storage, one allocated parking space and bicycle storage.

Residents of Lexington Gardens enjoy access to an exceptional range of on-site amenities, including 24-hour concierge, landscaped communal gardens, residents' gym, business suite, and private screening room.

Ideally located for excellent transport links, the property is just 0.2 miles from Nine Elms Underground Station (Northern Line) and 0.7 miles from Battersea Power Station, offering a superb selection of shops, restaurants, and leisure facilities.

An exceptional opportunity to enjoy luxury living in one of London's most vibrant and well-connected neighbourhoods.





Directions

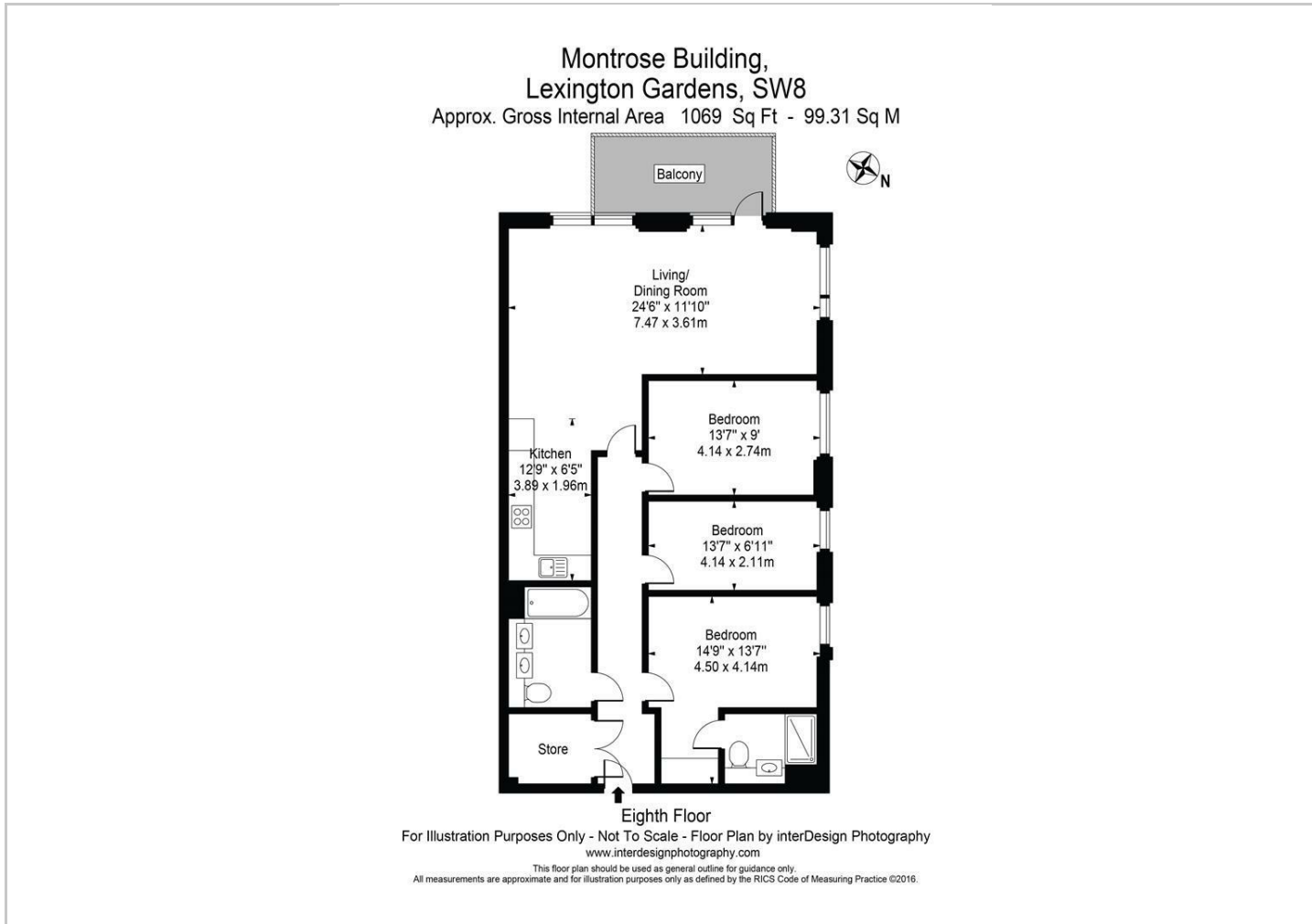




PRIVATE LAND  
No parking  
No loading/unloading  
No waiting



## Floor Plans



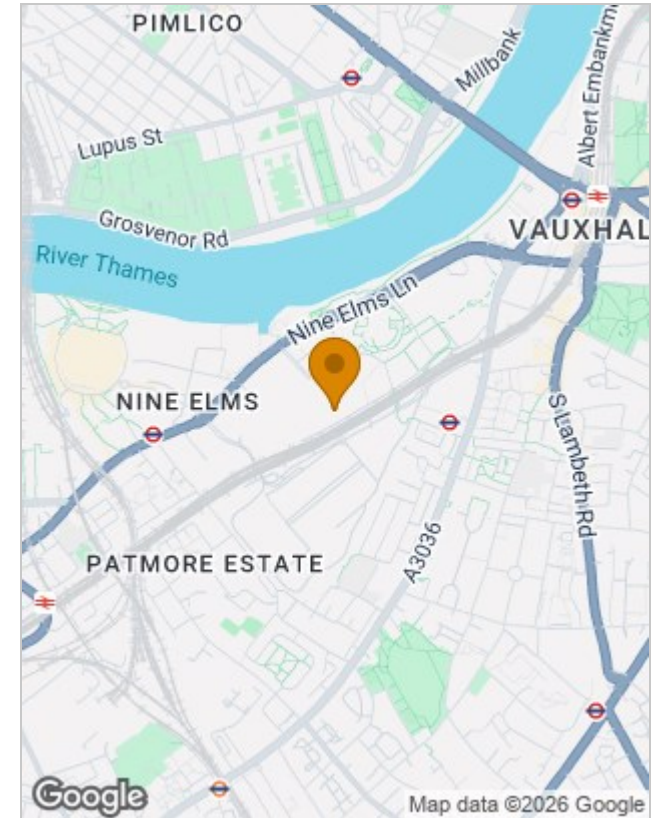
## Viewing

Please contact our Lugs Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

