

Lugus HOMES



Malthouse Road, London

Asking price £1,185,000



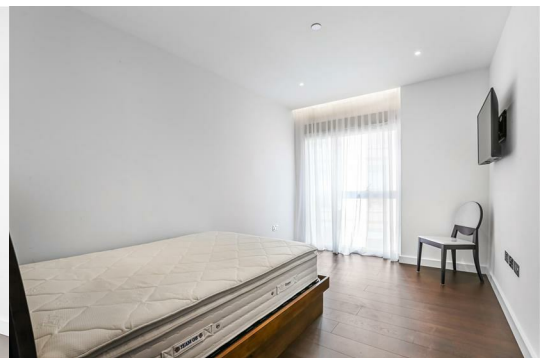
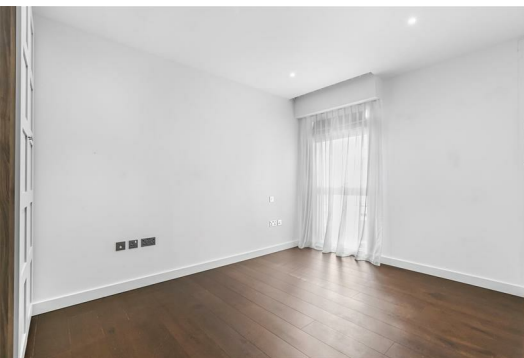
If you're searching for luxury living in one of London's most exciting riverside neighbourhoods, this exceptional eighth-floor apartment offers the perfect blend of style, space and convenience.

Situated on the eighth floor of the sought-after Lexington Gardens development, this beautifully presented three-bedroom apartment features a bright and spacious open-plan living area with a contemporary integrated kitchen and direct access to a private south-west facing balcony, perfect for enjoying afternoon and evening sunshine.

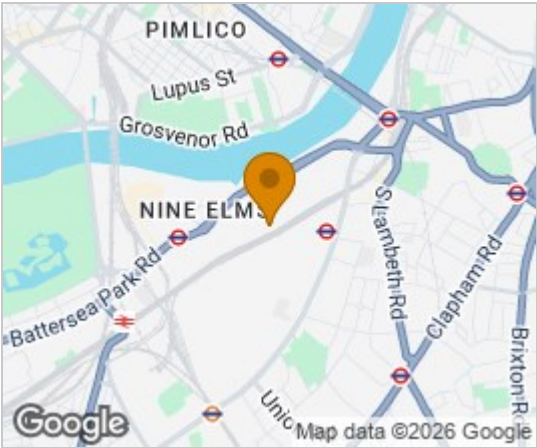
Finished to a high specification throughout, the apartment benefits from integrated Siemens appliances, underfloor heating, comfort cooling, excellent storage, three generous double bedrooms with built-in wardrobes, including a superb principal bedroom with en-suite bathroom, and a stylish family bathroom. Further benefits include an allocated parking space and secure bicycle storage.

Residents enjoy an outstanding range of facilities including a 24-hour concierge, residents' gym, landscaped communal gardens, business suite and private screening room.

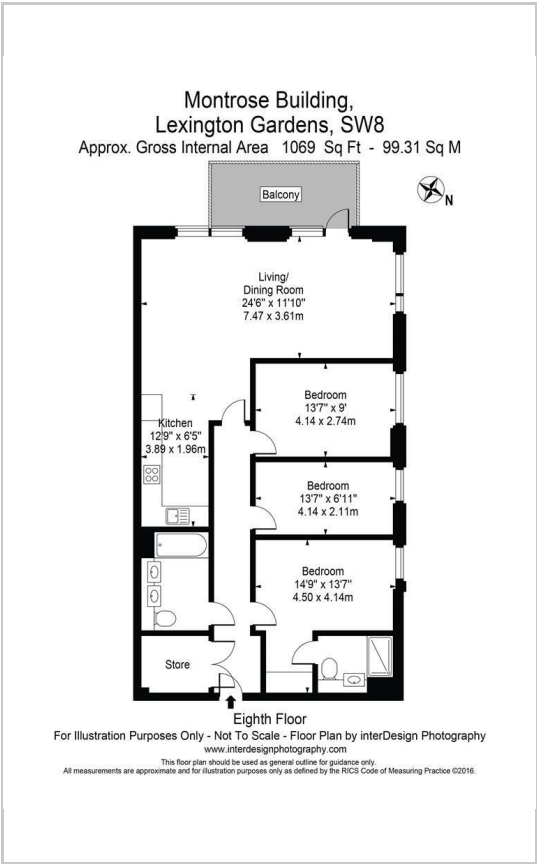
Ideally positioned just 0.2 miles from Nine Elms Underground Station (Northern Line) and 0.7 miles from Battersea Power Station, the apartment offers excellent connectivity alongside an outstanding selection of cafés, restaurants, shops and riverside walks. This is a rare opportunity to own a beautifully appointed home in one of Central London's most desirable developments.



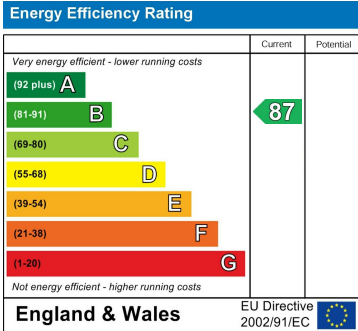
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

24 Lower Downs Road, Raynes Park, London, SW20 8QG
Tel: 07787 560885 Email: info@lugushomes.co.uk lugushomes.co.uk