



Kennedy Building, Lexington Gardens

Offers In Excess Of £1,000,000

This spacious three bedroom apartment set within the luxury development Lexington Gardens. Situated in Nine Elms, close to Vauxhall and Nine Elms Stations, this well appointed property is conveniently located for transport links to the City.

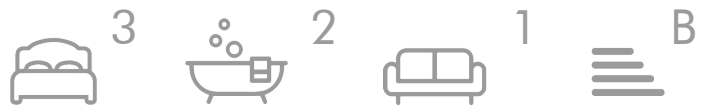
The property has been finished to the highest standard, with an open plan kitchen/living space, including underfloor heating throughout and appliances such as a combination washer/dryer and dishwasher.

Residents will also benefit from the excellent communal amenities, including the 24 hour concierge service, a residents gym and media lounge.

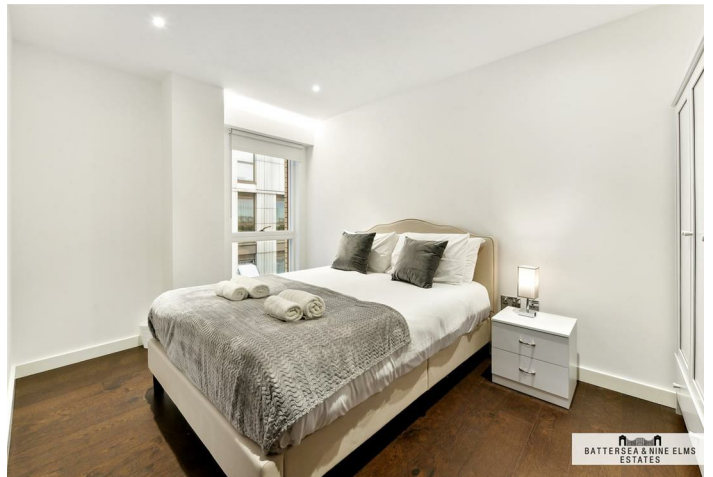
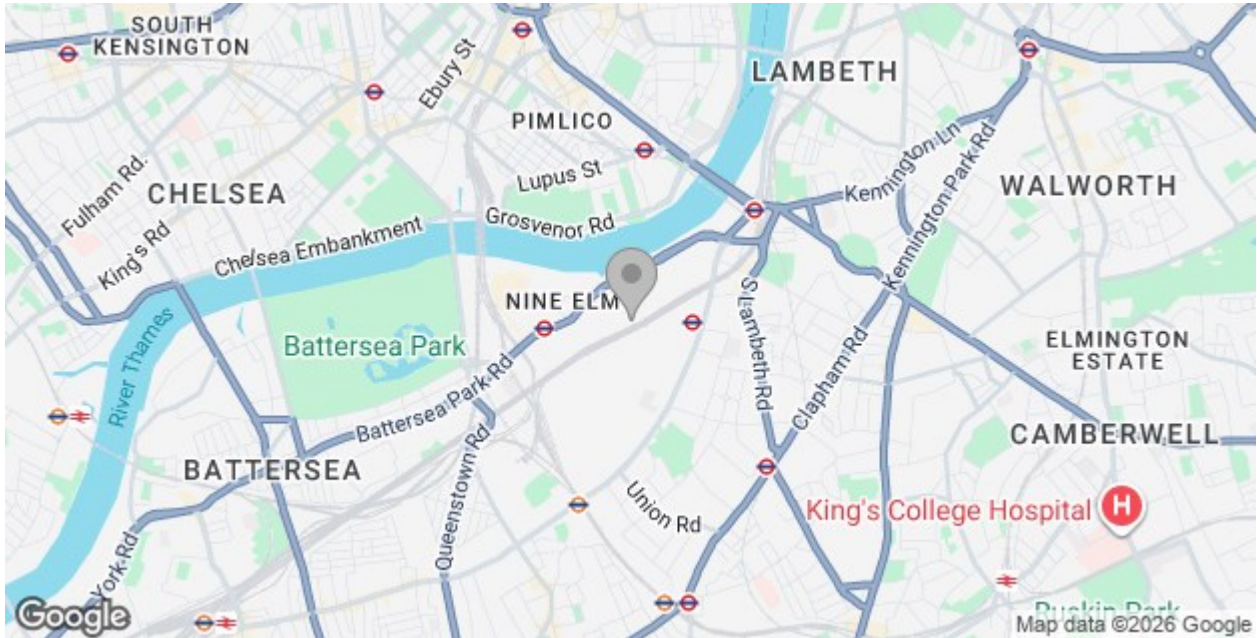
Approx. 993 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: Ask Agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: G (Wandsworth Council)

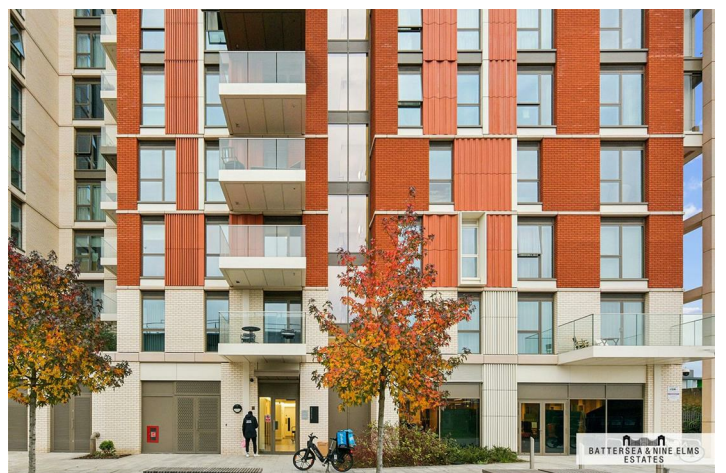
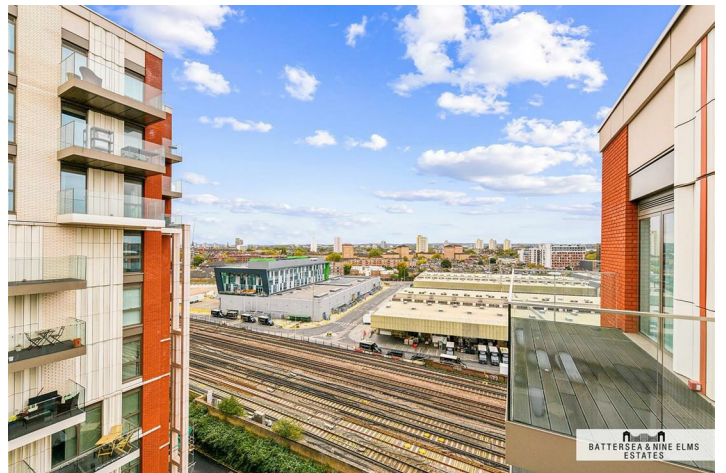
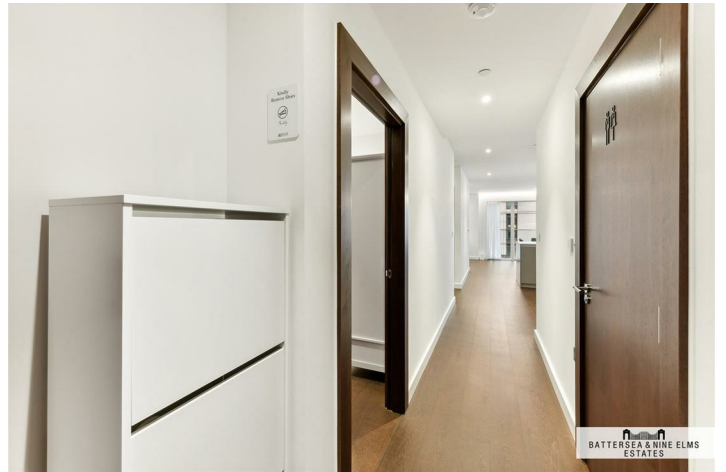
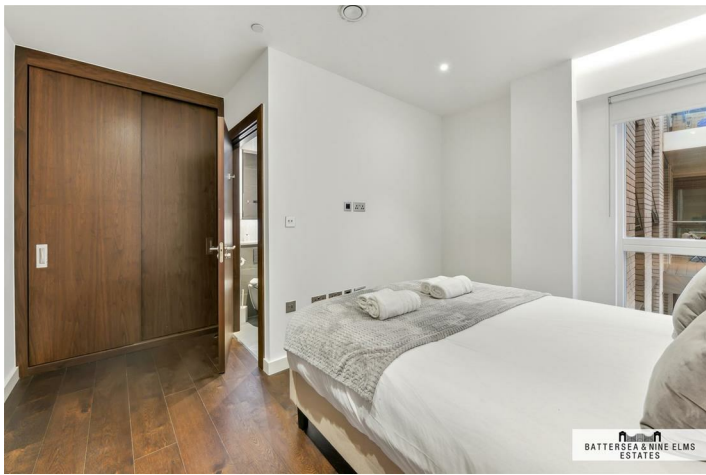
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | No Parking | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

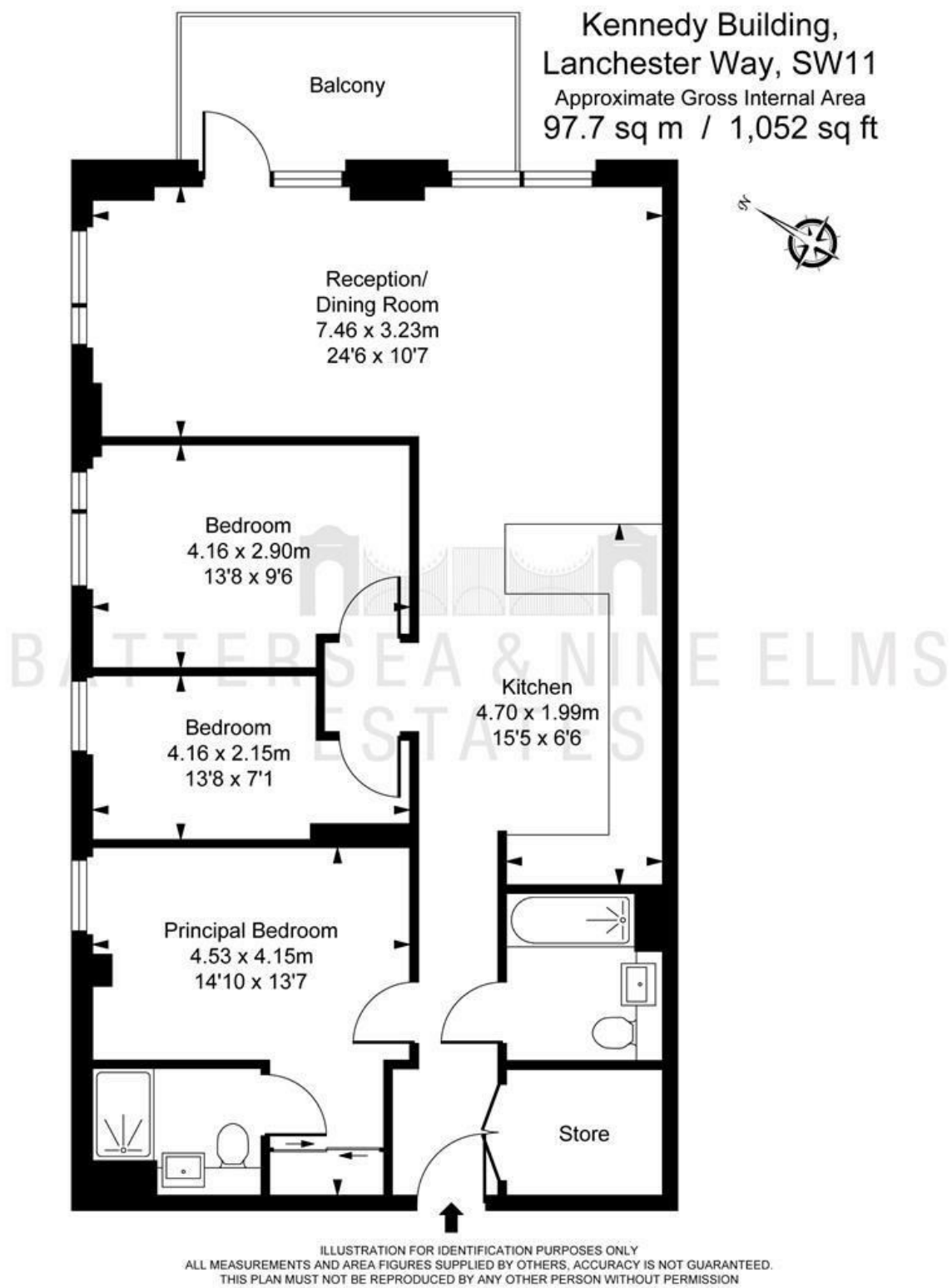


- Three bedrooms
- Siemens appliances
- Zone 1 transport links
- Two bathrooms (one en suite)
- 24 Hour concierge
- Underfloor heating
- Residents gym & media lounge





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	