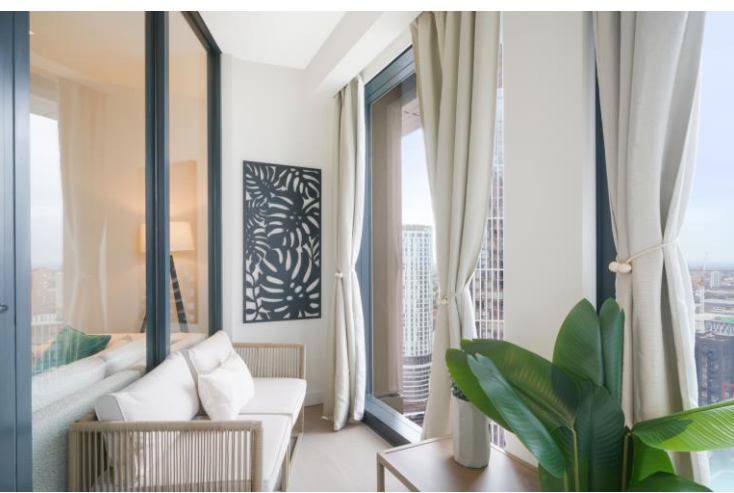




Nine Elms Lane
London, SW8

CHESTERTONS





Step into luxury living with this stunning upper floor apartment which has been beautifully designed with high-end finishes and stylish décor throughout. This brand-new modern property features a stunning open plan reception room and modern kitchen with integrated appliances and space for dining, a winter garden, two double bedrooms, two luxurious bathrooms and ample of storage, offering a sophisticated yet comfortable living experience. The apartment is beautifully designed with high-end finishes and stylish décor throughout.

Located on Nine Elms Lane, near Larkhall Park and close to the new Battersea Power Station development, Battersea Park and the river. The development enjoys an on-site porter.

- Brand new top floor apartment
- Stunning open plan reception room and fully integrated kitchen
- Winter garden
- Exceptional amenities, including a 30m swimming pool and concierge

£7,085 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: months
Deposit Required: £9,810.00
Local Authority: London Borough Of Lambeth
Council Tax Band: E
EPC Rating: B
Furnished, Part Furnished, Unfurnished

Chestertons Battersea Park & Nine Elms Lettings

59 Battersea Bridge Road
 London
 SW11 3AU

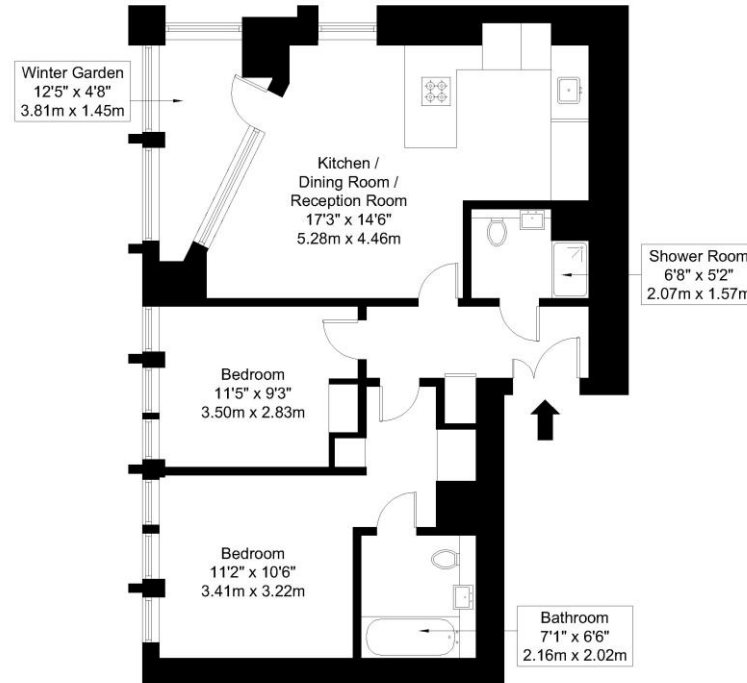
batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

Nine Elms Lane, SW8 2FY

Approx Gross Internal Area = 65.5 sq m / 705 sq ft

Winter Garden = 4.8 sq m / 52 sq ft

Total = 70.3 sq m / 757 sq ft



Twenty Seventh Floor

Ref:

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**BLEU
PLAN**

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