



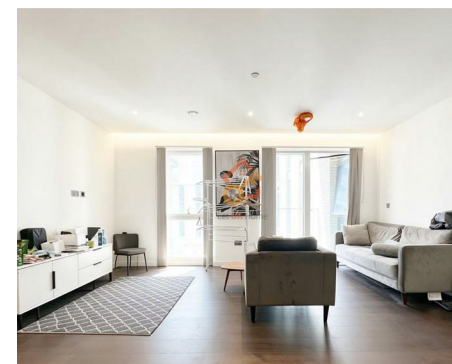
Let **UK** Home

2 Bedrooms

SW11 7BY

Located in London

**£4,333 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



## Denver Building, 6 Malthouse Road, London SW11



Let UK Home are excited to offer this spectacular 2 bedroom apartment in the heart of Denver Building part of the Lexington Gardens.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobe (master en-suite), a large family sized bathroom and ample storage.

The residents of this apartment will benefit from concierge service, gym facilities, a private cinema, a private residents' gymnasium, a children's play area, and a storage room.

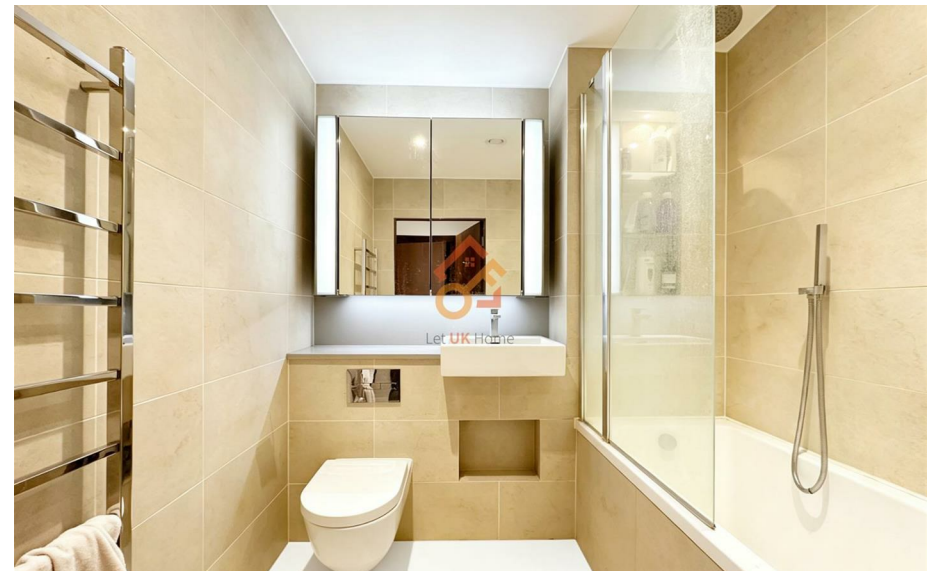
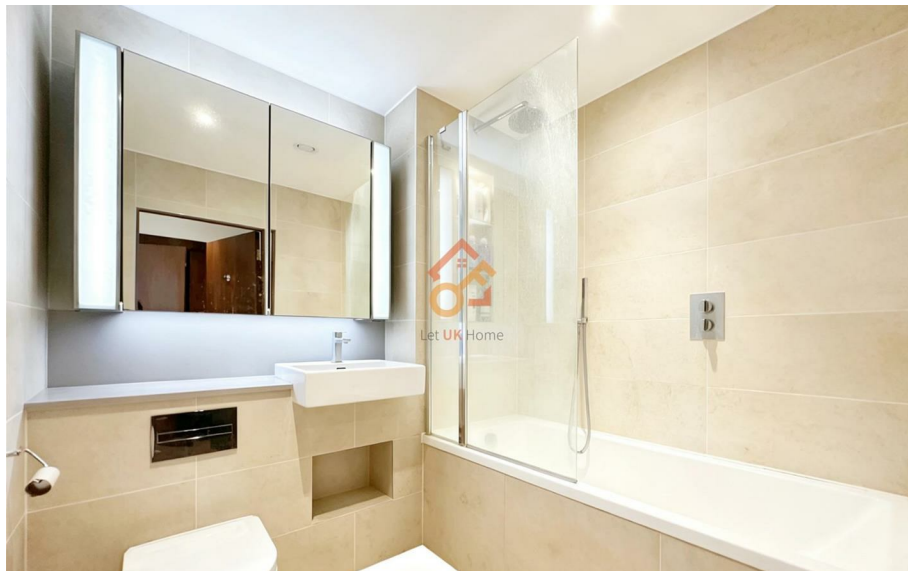
Centered around New Nine Elms Park, it is surrounded by a variety of top restaurants, ingenious cafes and luxury shopping malls. If the shopping center at Battersea Power Station, with more than 100 shops/restaurants/entertainment venues, cannot satisfy you, then nearby King's Road, Sloane Square and Knights Bridge offer more urban life enjoyment.

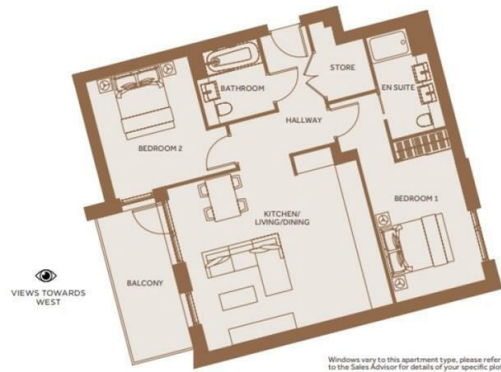
From the development, you can walk to Nine Elms Station on the Northern Line, and from there, you can take the Northern Line to major transport hubs like Waterloo. The development is also close to Vauxhall Station on the Victoria Line. You can walk to Battersea Park and Battersea Power Station, and Chelsea is just across the bridge.

The Nine Elms area has great educational resources. By bus or tube, you can quickly get to many London universities, including LSE, KCL, Imperial College, and University of Westminster.

- EPC Rating: B
- 24h Security
- Cinema & Game Room
- Walkable to Tube

- Concierge Service
- The Gym
- Walkable to Battersea Power Station & Battersea
- Nine Elms





APARTMENT LG15

|                       |                 |                |
|-----------------------|-----------------|----------------|
| Kitchen/Living/Dining | 5.700m x 4.996m | 18'8" x 16'5"  |
| Bedroom 1             | 4.030m x 2.745m | 13'3" x 9'0"   |
| Bedroom 2             | 3.600m x 3.140m | 11'10" x 10'4" |



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

info@letukhome.co.uk

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**Council Tax Band: F**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 87                      | 87        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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