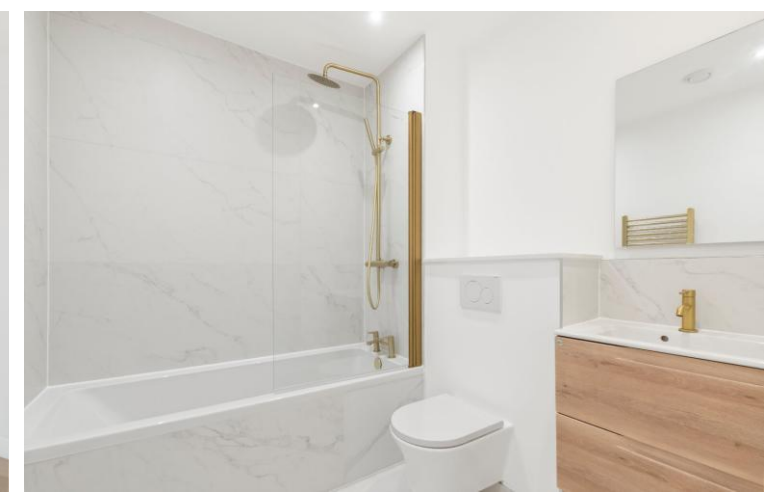




The Wilcox
3 Wilcox Road, SW8

CHESTERTONS





A brand new two-bedroom, two-bathroom apartment with a private balcony moments from Nine Elms underground station. You have the option to rent the property with brand new furniture or unfurnished.

This exceptional two-bedroom apartment comes to the market brand new and immaculately finished. The property benefits a large and bright semi-open plan kitchen reception with direct access onto a private dual aspect balcony. There are two large double bedrooms, with the principal featuring an en-suite, and a further modern family bathroom. The property benefits from wooden floors throughout and inbuilt Bosch appliances including a wine fridge and dishwasher.

The Wilcox is ideally located only 100m from Nine Elms underground station, providing excellent access into the city and beyond via the Northern Line. If you require the Victoria Line, Vauxhall underground station is a short walk up the road. Above the Nine Elms station is a large supermarket, making food shopping incredibly convenient. Also in Nine Elms is an assortment of other shops, restaurants, pubs, and cafes with the luxury of Battersea Power Station a casual walk away.

Please speak to the Battersea Park & Nine Elms team for alternative layouts and sized apartments in this development.

- Brand New
- Flexible Furnishings
- Brand New Furniture
- Secure Building
- Concierge
- Lift

£3,335 pcm

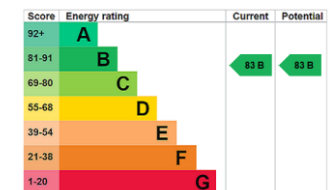
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)



Minimum Term: 12 months
Deposit Required: £3,848.08
Local Authority: Lambeth Council
Council Tax Band: NA
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk
 02030408269
[chestertons.co.uk](https://www.chestertons.co.uk)

Wilcox Road, SW8

Approximate gross internal area
78.01 sq m / 840 sq ft

Key :
CH - Ceiling Height



Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable