

**BATTERSEA & NINE ELMS  
ESTATES**

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## Lewis Cubitt Square London

**£975 Per Week**

Centrally located, this modern and distinctive development presents a striking collection of contemporary apartments, inspired by the industrial architecture of the Grade II-listed Gasholder guide frames.

This beautifully designed two-bedroom apartment features a sleek, high-spec interior, complete with fully integrated Miele appliances, underfloor heating and comfort cooling throughout.

Residents enjoy access to an exceptional range of on-site amenities, including a swimming pool, gymnasium, meeting rooms, and 24-hour concierge service.

Council Tax Band: Camden F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £975 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FttP

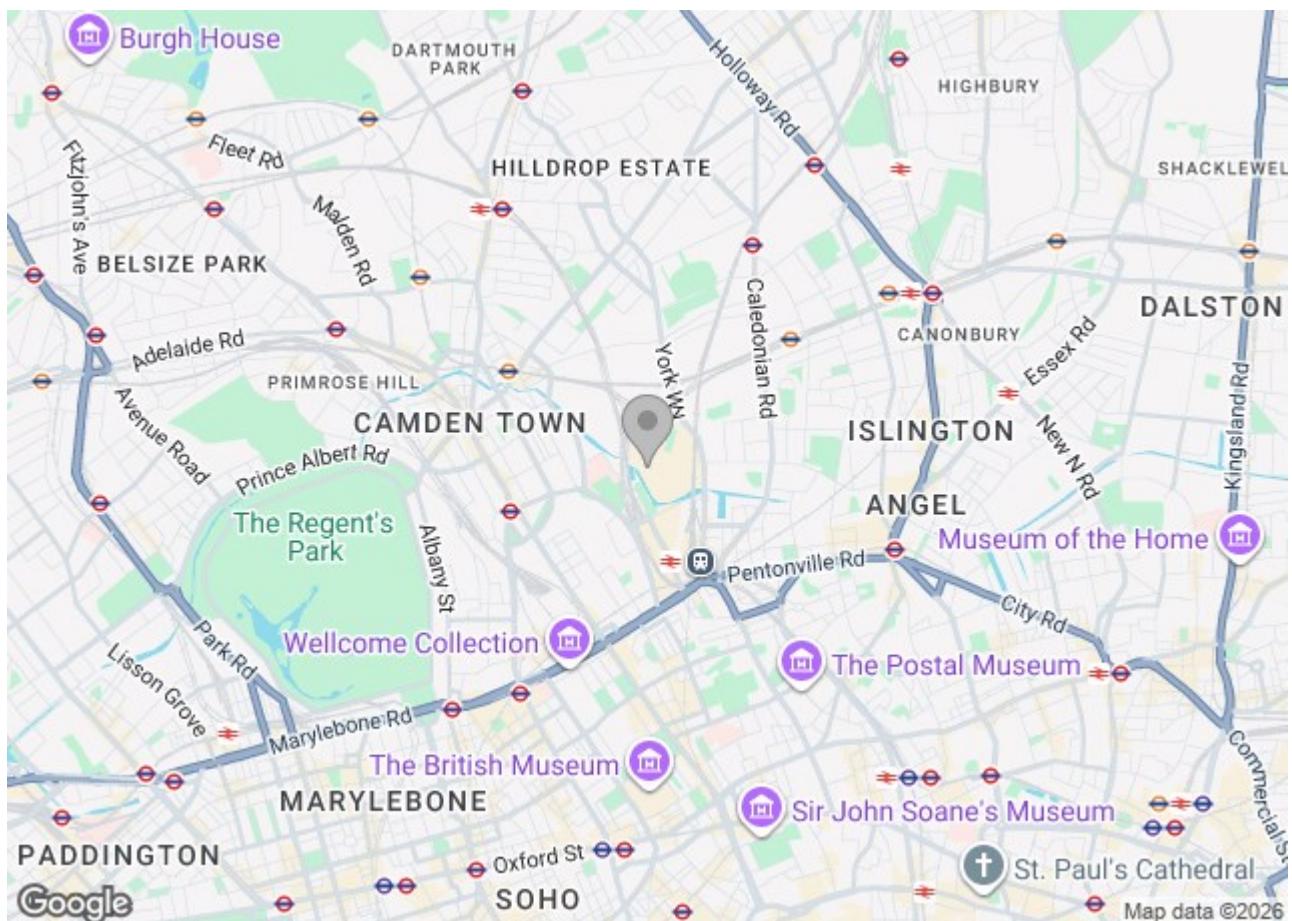
To check broadband and mobile phone coverage please visit Ofcom.

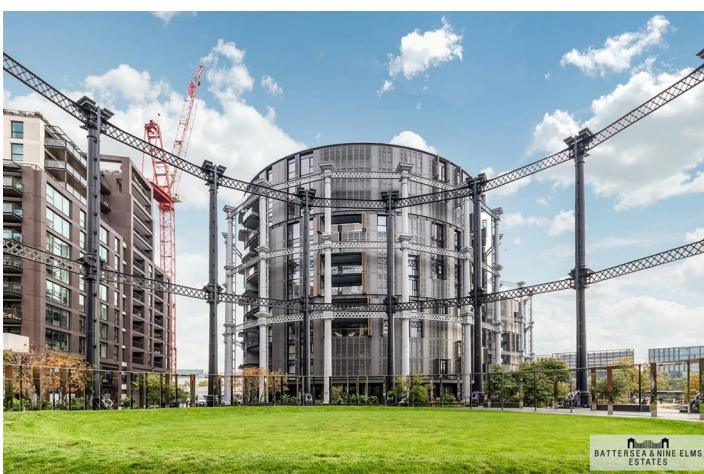
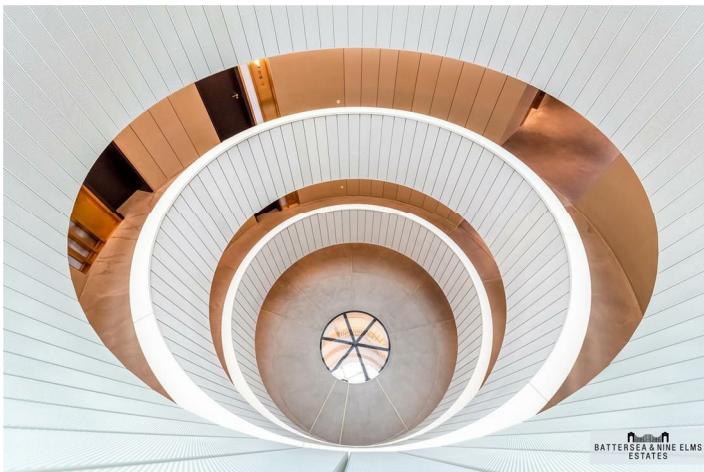
To check planning permission please visit Camden Council Website, Planning & Building Control

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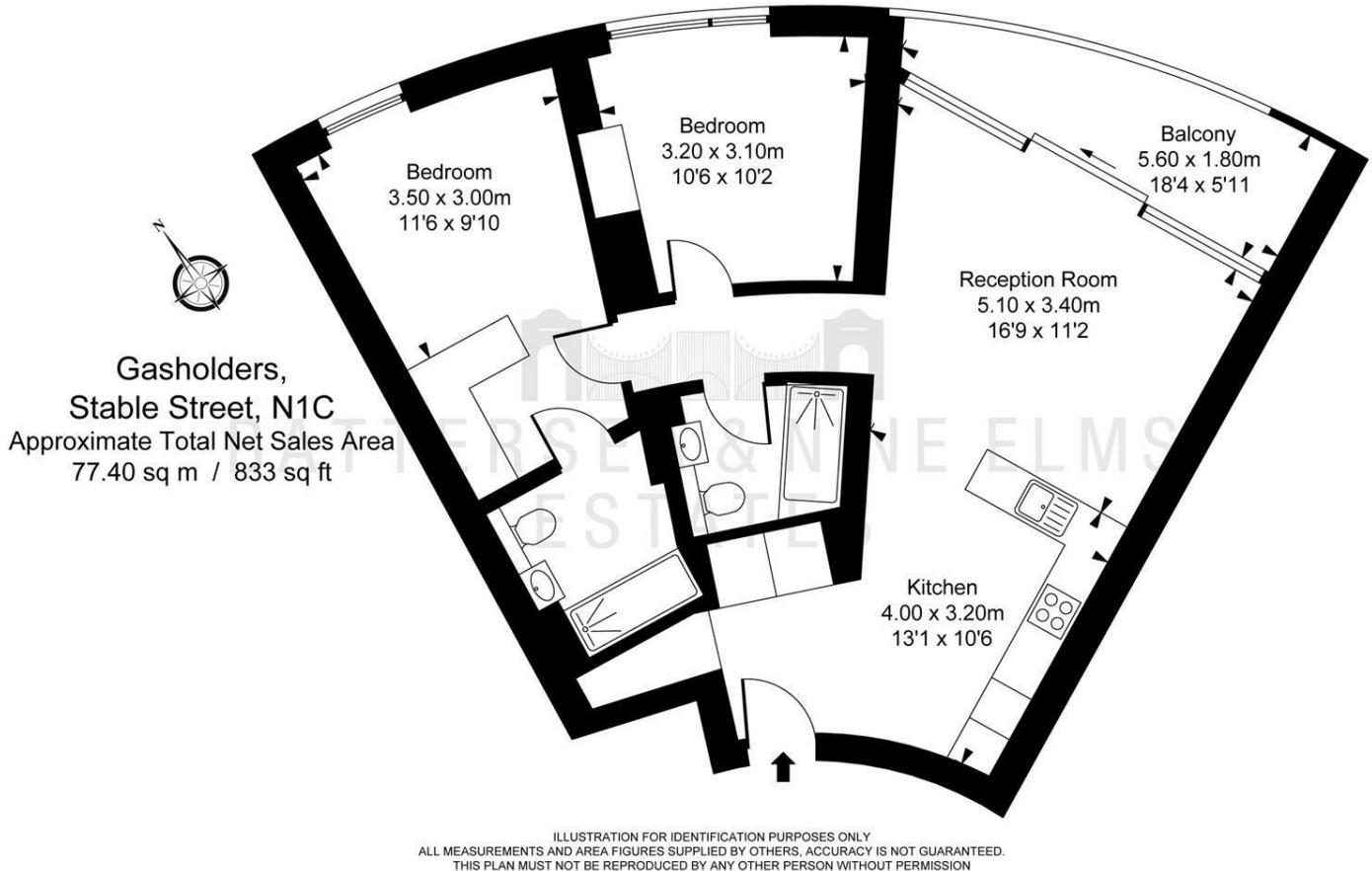


- Two double bedrooms
- Two bathrooms (one en-suite)
- Miele appliances
- 24-hour concierge
- Residents' gymnasium
- Residents' spa with hydro pool, steam room & sauna
- Residents' entertainment suite with a bar, a private dining room & a 14 seat cinema
- Underfloor heating & comfort cooling
- Excellent transport links
- Residents' business suite with conference room





## 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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		