



3 Lanchester Way London

£800 Per Week

This two bedroom apartment is set within the sought after development Lexington Gardens. Featuring stunning traditional wood floors, spa like bathroom fittings and sensory lighting, this contemporary designed property offers luxury living and high specification appliances.

Residents will benefit from the 24 hour concierge service, a residents gym and media lounge. Transport links from Vauxhall & Nine Elms Stations afford easy access to the city.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access
Holding Deposit - £800 (1 weeks rent, subject to agreed offer)

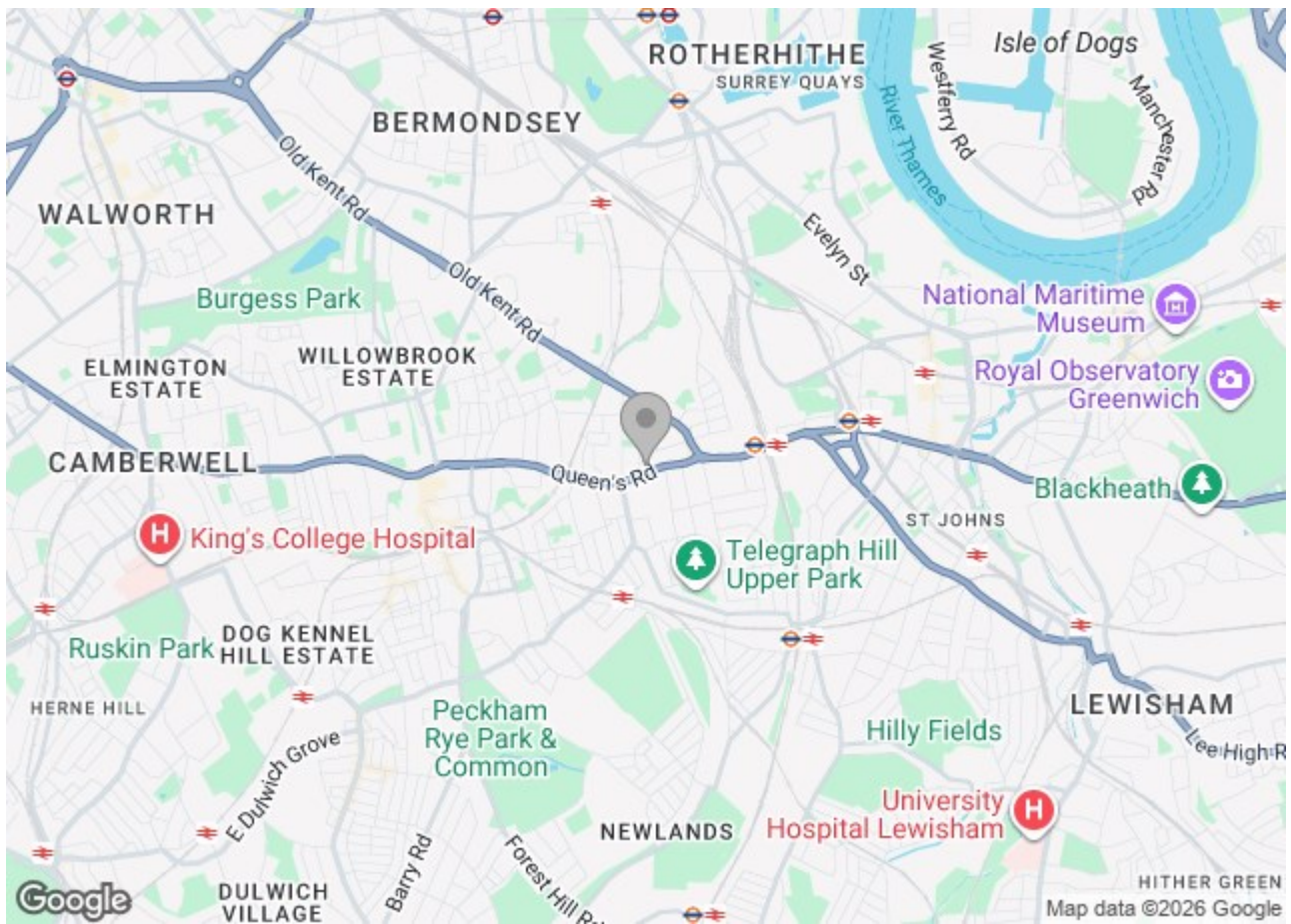
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet - Ftp

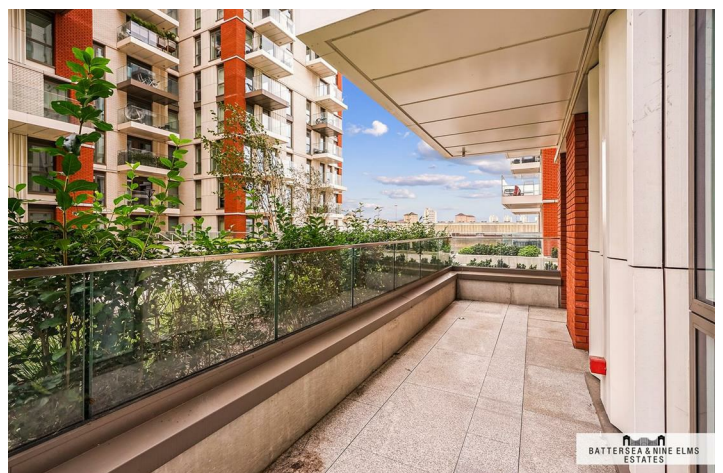
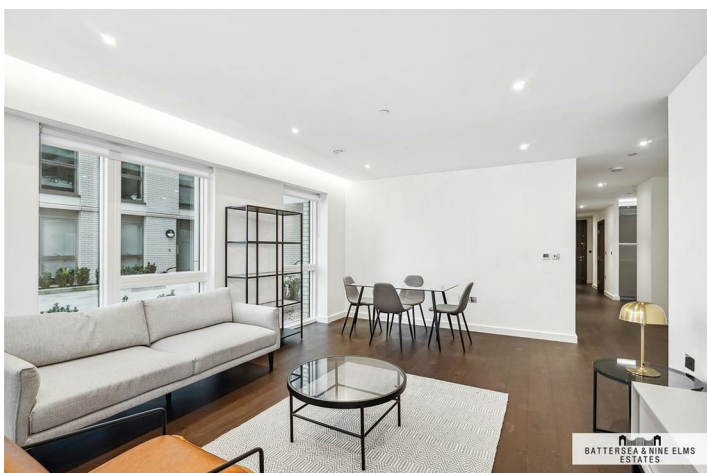
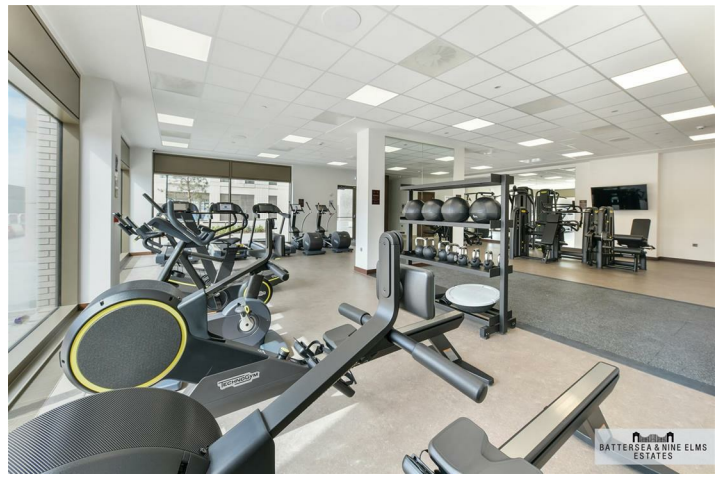
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- Two double bedrooms
- Two bathrooms (one en suite)
- Underfloor heating
- Combination washer/dryer
- 24 Hour concierge
- Residents' gym
- Residents' screening room





Floor Plan



Senate Building,
Lanchester Way, SW11
Approximate Gross Internal Area
80.7 sq m / 869 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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		EU Directive 2002/91/EC	