



Falcon Wharf  
34 Lombard Road, SW11

CHESTERTONS





Immaculately presented and incredibly spacious ninth floor apartment with far-reaching river views and secure underground parking, situated within a contemporary secure riverside development.

The spacious accommodation comprises of an open plan reception space with a modern fitted kitchen area and doors to a bright winter garden, a generous double bedroom with a large walk-in wardrobe which also has access to the winter garden, a modern bathroom suite and plentiful storage in the hallway.

The property benefits from video entry, four communal roof terraces, a 24-hour concierge service and a secure underground parking space. Located within close proximity of the restaurants and amenities on Battersea Square and Clapham Junction with mainline access to the City and outer London, and frequent bus links direct to Victoria.

- Underground Parking
- Ninth Floor
- River Views
- 880sqft
- Underfloor Heating
- Air Cooling

### £2,600 pcm

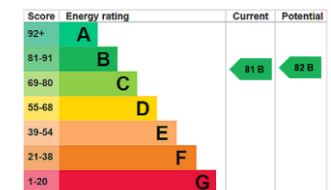
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

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



**Minimum Term:** 12 months  
**Deposit Required:** £3,000.00  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F  
**EPC Rating:** B  
**Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road

London

SW11 3AG

[batterseapark@chestertons.co.uk](mailto:batterseapark@chestertons.co.uk)

02030408269

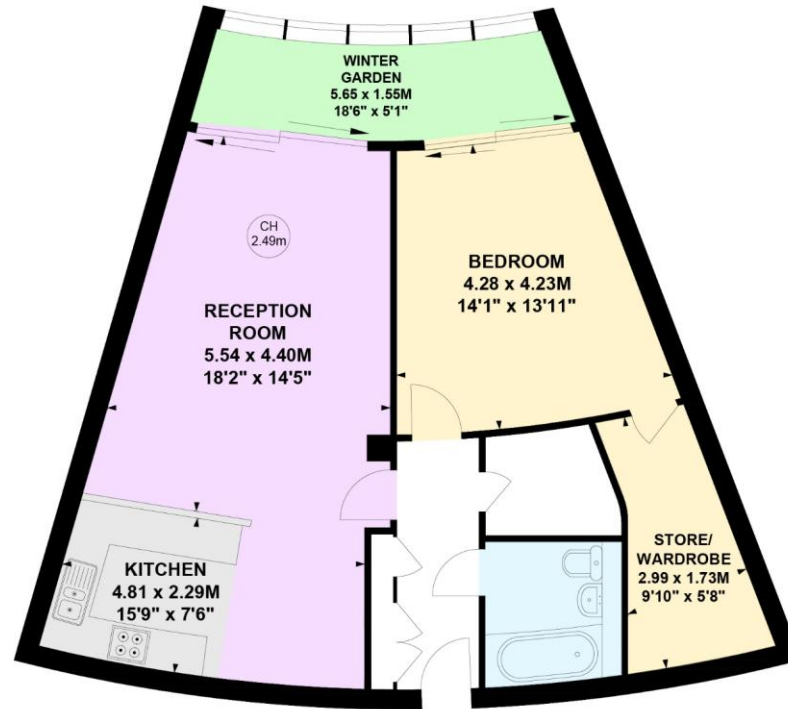
[chestertons.co.uk](http://chestertons.co.uk)

# Falcon Wharf, SW11

Approximate gross internal area  
78.46 sq m / 845 sq ft  
(Including Winter Garden)

Winter Garden  
7.80 sq m / 84 sq ft

Key :  
CH - Ceiling Height



## Ninth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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