



Falcon Wharf
34 Lombard Road, SW11

CHESTERTONS





This fantastic split-level three bedroom, two-bathroom apartment with stunning river views is available to rent in Battersea.

This spacious apartment comprises of a large open plan kitchen to the reception on the 10th floor, three large double bedrooms, two bathrooms, (one is en-suite) on the 11th floor. The apartment also benefits from a communal roof terrace and floor to ceiling windows with amazing river views. The development benefits from a 24-hour concierge service. Parking is available at an extra cost.

Falcon Wharf is riverside development located on the south bank on the River Thames in Battersea.

It is within easy reach from a great selection of shops, restaurants and cafes by River Thames, Battersea Square and around Battersea Park. Clapham Junction (BR Mainline) is a short walking distance from the development, providing fast links to Vauxhall, Waterloo and beyond.

Numerous bus routes are also available to Chelsea and Fulham, as well as the Thames Clipper River bus service.

For more information or to book a viewing, please call Chestertons in Battersea Park and Nine Elms.

£5,200 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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

Minimum Term: 12 months
Deposit Required: £7,200.00
Local Authority: London Borough of Wandsworth
Council Tax Band: G
EPC Rating: D
Furnished

Chestertons Battersea Park & Nine Elms Lettings

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

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Approximate gross internal area
167.41 sq m / 1802 sq ft
(Including Winter Garden)

Key :
CH - Ceiling Height



Tenth Floor



Eleventh 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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