



1 Lanchester Way London

£800 Per Week

This spacious two bedroom, two bathroom apartment is available to rent in the sought after development Lexington Gardens. Located in the Nine Elms regeneration area, residents benefit from zone 1 transport links from Nine Elms and Vauxhall Stations in addition to the vibrant bars and restaurants close by.

Featuring an open plan kitchen/ reception room complete with fully integrated Siemens appliances, this property offers high specification design and finish.

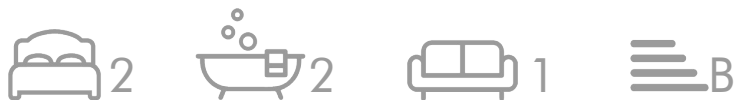
Residents can also take advantage of the luxurious communal facilities which include the 24 hour concierge service, a residents gym and media lounge.

Council Tax Band: Wandsworth - F
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £800 (1 weeks rent, subject to agreed offer)

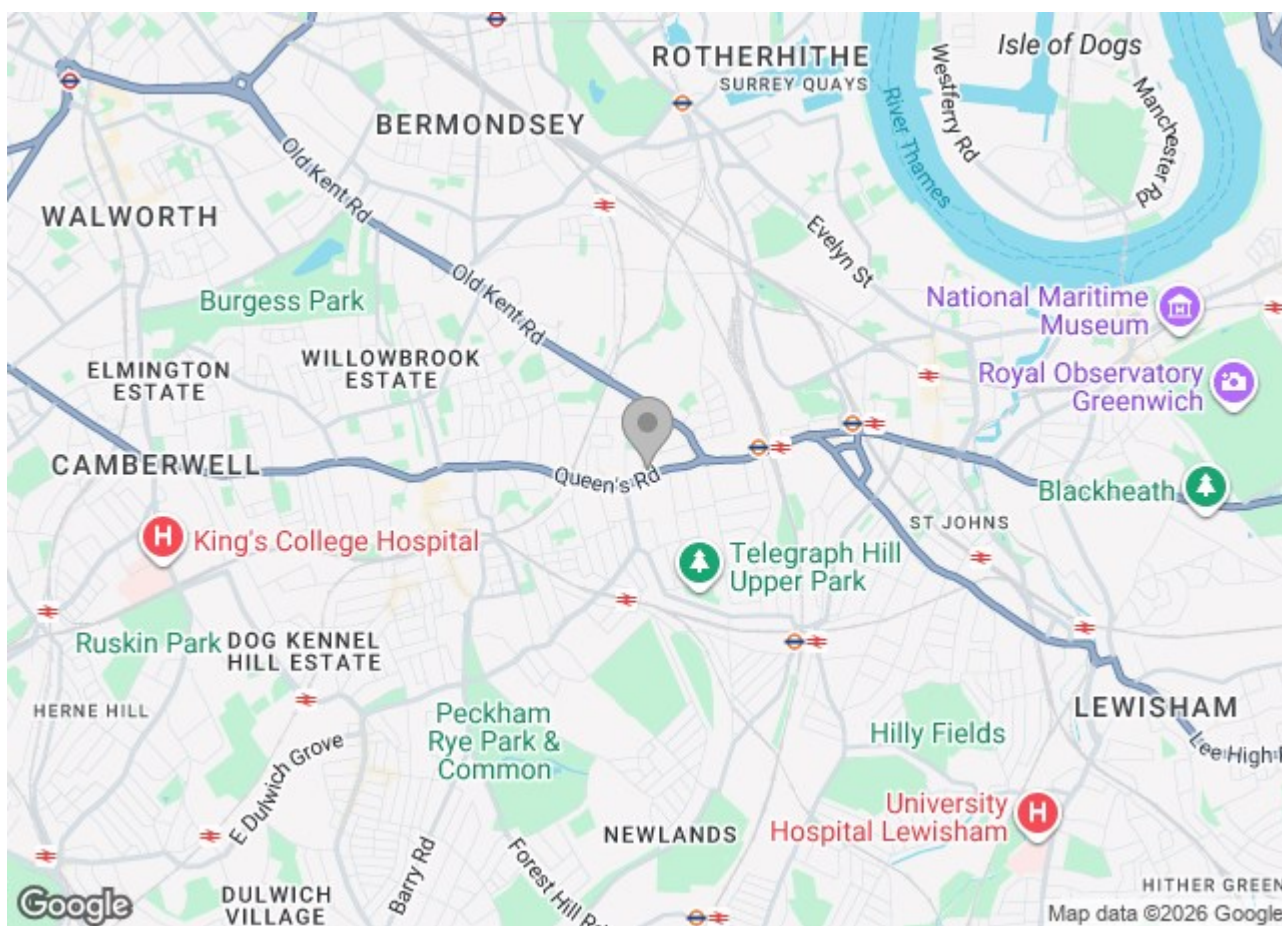
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Communal | Internet: Fttp | Parking available by separate negotiation |

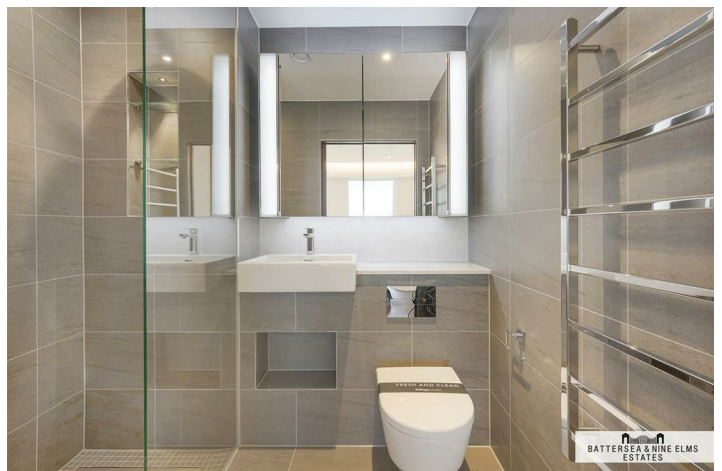
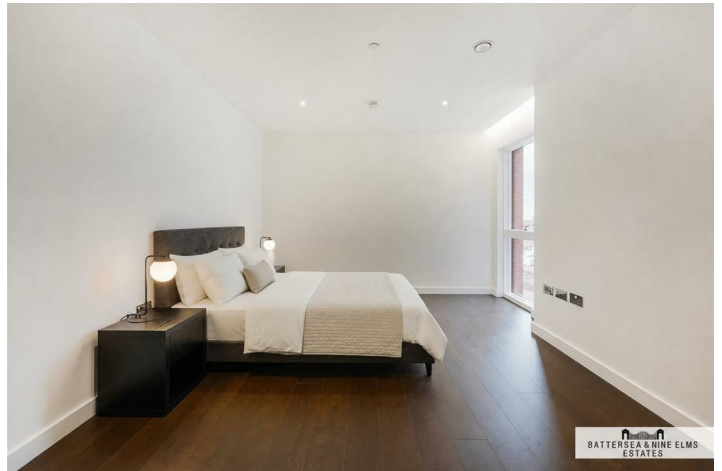
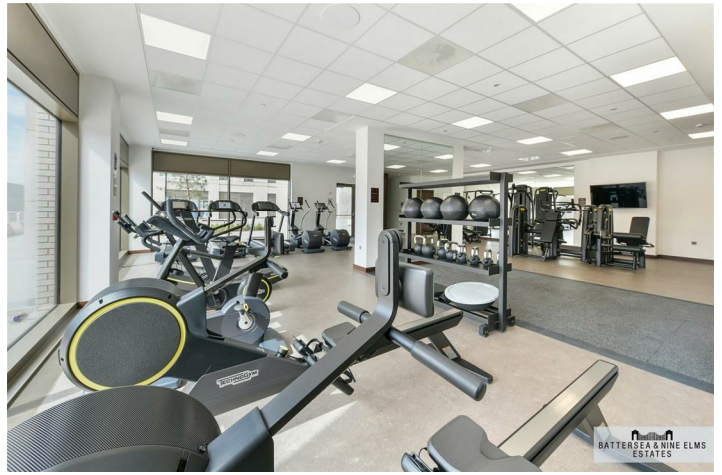
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Lanchester Way London



- Close to Nine Elms & Vauxhall Stations
- Underfloor heating
- Combination washer / dryer
- 24 Hour concierge
- Moments to the River Thames
- Gymnasium
- Media room and roof top garden







Kennedy Building

Approximate Gross Internal Area
81.3 sq m / 875 sq ft

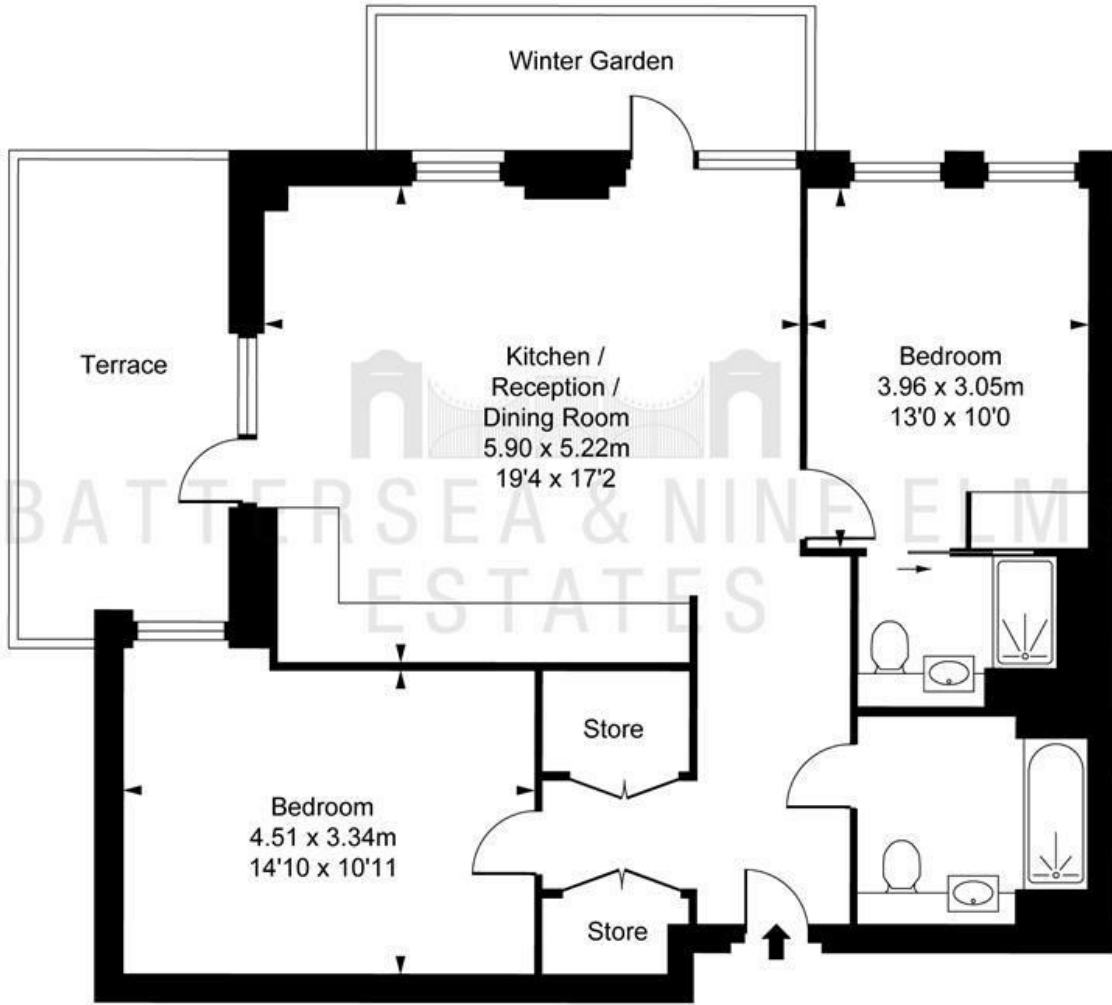


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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		87	87	Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	