



3 Lanchester Way London

£760 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.

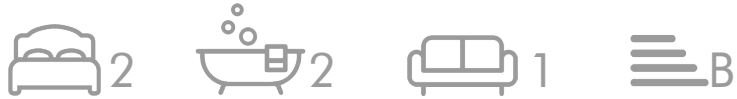
Residents will benefit from the 24 hour concierge service, a residents gym and media lounge. Transport links from Vauxhall & Nine Elms Stations afford easy access to the city.

Council Tax Band: Wandsworth - F
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access
Holding Deposit - £760 (1 weeks rent, subject to agreed offer)

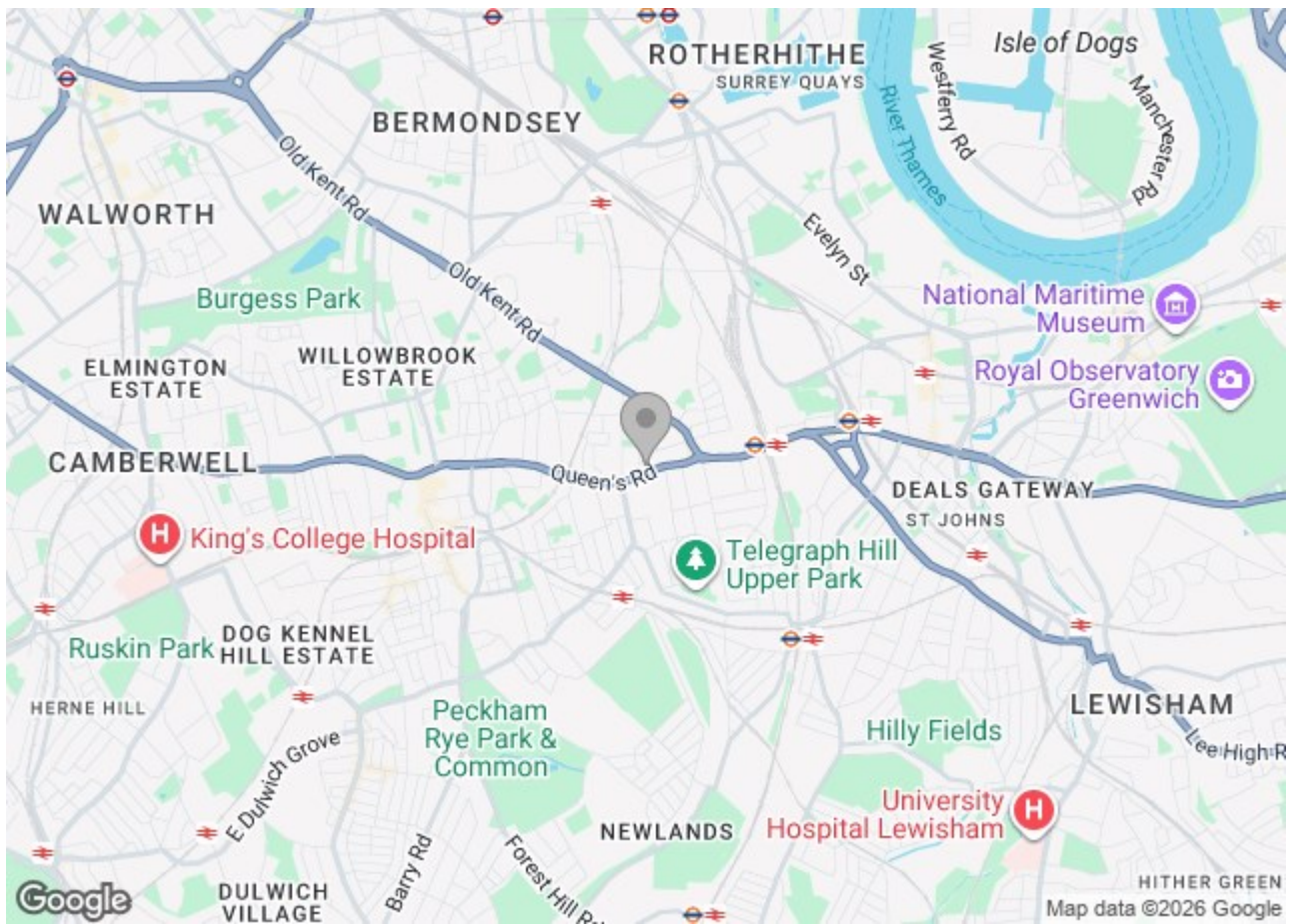
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet - Fttp

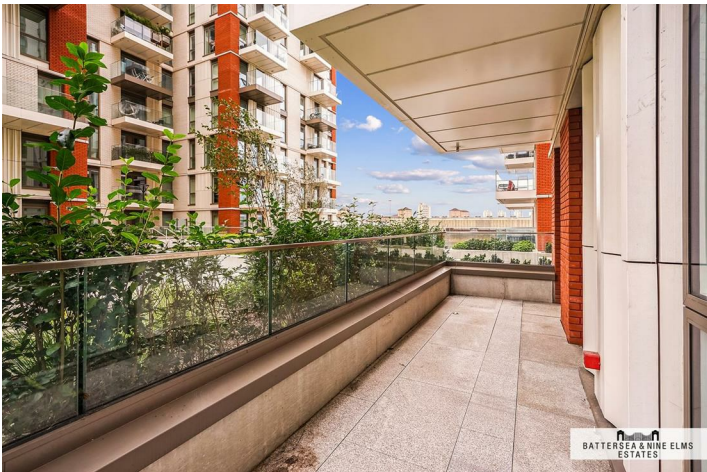
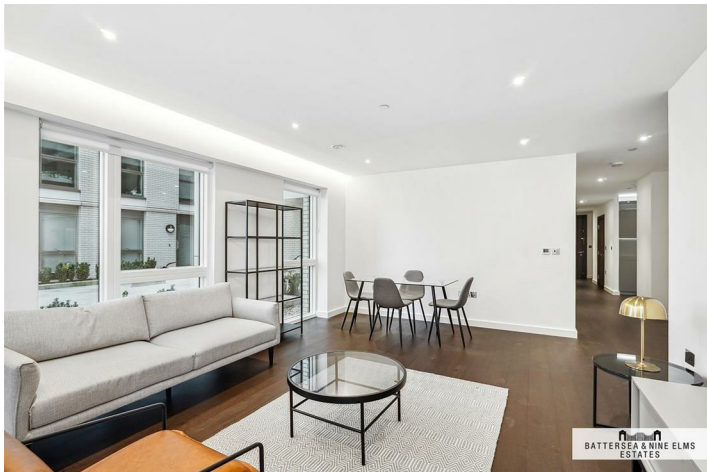
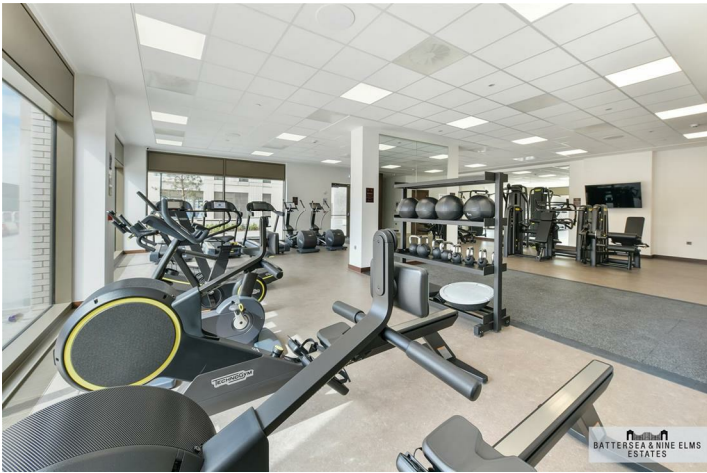
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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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



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	85	85	(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	