



Lombard Wharf  
12 Lombard Road, SW11

CHESTERTONS





We are delighted to introduce to the market a spectacular two-bedroom apartment with stunning wrap around balcony in the striking Lombard Wharf development on the banks of the River Thames. The property boasts a generously and well thought out open plan reception space with a modern and sleek kitchen and a dining area, two bedrooms with fitted storage, two luxurious bathrooms, a stunning wrap around balcony with spectacular views over London. Other features include floor to ceiling windows, hallway storage and beautiful wooden flooring.

The iconic building is situated moments from the bars and restaurants of Battersea Square Mews, the green spaces and tennis courts at Fred Wells Park and the 170 bus route to carry you to Clapham Junction in 4 minutes or Sloane Square in 10 minutes.

- Stunning 19th floor apartment Set within an iconic riverside development Generous open plan reception room/modern kitchen with space for dining
- Two double bedrooms with built-in storage Two luxurious bathrooms

### £3,650 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)

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B	B5	B5
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

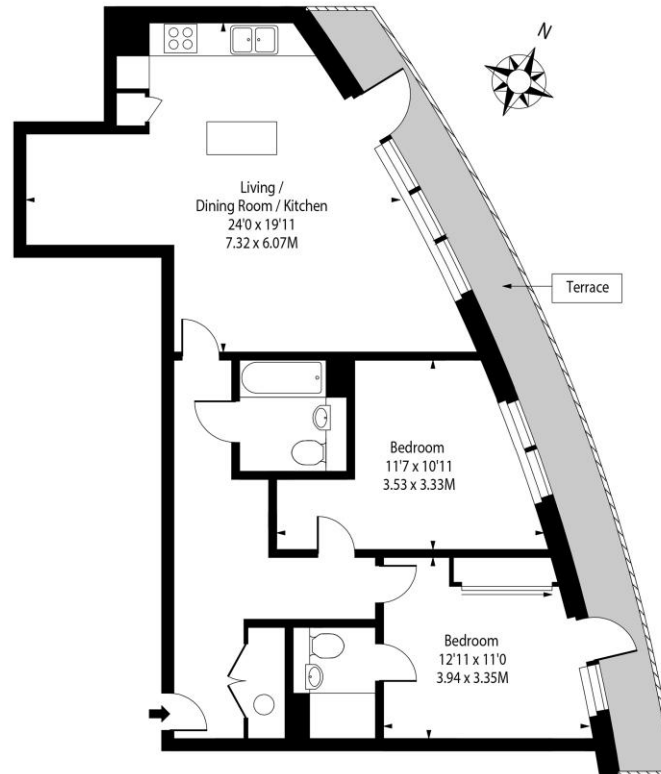
England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £4,211.54  
**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  
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 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

## Lombard Wharf, SW11



Nineteenth Floor

Approx Gross Internal Area **876 Sq Ft - 81.40 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45881

