



The Wilcox
3 Wilcox Road, SW8

CHESTERTONS





A brand new one bedroom apartment with a private roof terrace less than 100m from Nine Elms underground station. The building benefits a concierge a fob and video entry system.

This exceptional one-bedroom apartment comes to the market brand new and immaculately finished. The property benefits a large and bright semi-open plan kitchen reception with direct access onto a private dual aspect balcony/roof terrace. There is a large double bedroom with access onto a separate terrace to the back of the property with excellent views of the city. Furthermore, there is a large modern family bathroom.

The property benefits from wooden floors throughout and inbuilt Bosch appliances including a wine fridge and dishwasher.

The Wilcox is ideally located only 100m from Nine Elms underground station, providing excellent access into the city and beyond via the Northern Line. If you require the Victoria Line, Vauxhall underground station is a short walk up the road. Above the Nine Elms station is a large supermarket, making food shopping incredibly convenient. Also in Nine Elms is an assortment of other shops, restaurants, pubs, and cafes with the luxury of Battersea Power Station a casual walk away.

Please speak to the Battersea Park & Nine Elms team for alternative layouts and sized apartments in this development.

Please note, CGI furniture has been used for illustration. Please speak to the Chestertons team who can share details of the furniture pack options.

- Brand New
- Flexible Furnishings
- Brand New Furniture
- Secure Building
- Hard Floor Throughout
- Concierge

£2,815 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Minimum Term: 12 months
Deposit Required: £3,248.08
Local Authority: London Borough Of Lambeth
Council Tax Band: NA
EPC Rating: C
Furnished, Part Furnished, Unfurnished

Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road

London

SW11 3AG

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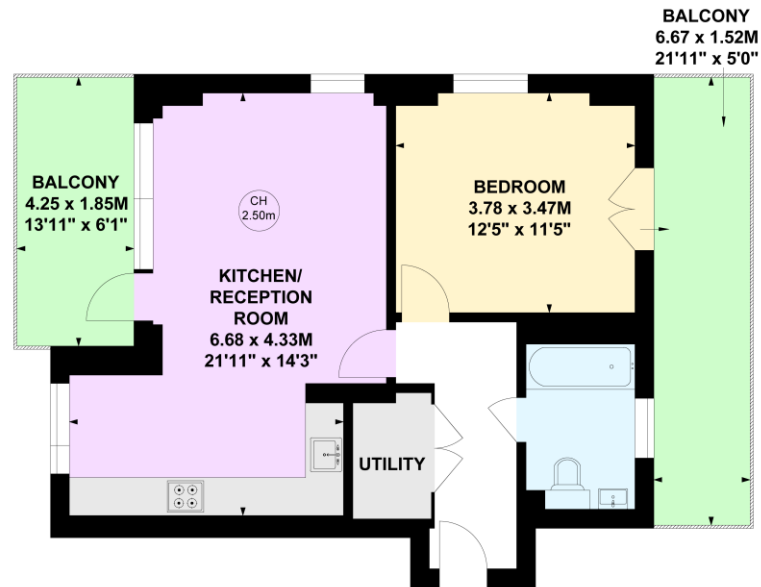
02030408269

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Approximate gross internal area
54.21 sq m / 583 sq ft

Key :
CH - Ceiling Height



Sixth Floor

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