



MALTHOUSE ROAD, SW11

£1,000 per week

A beautifully presented two-bedroom apartment situated within the sought-after Montrose Building at Lexington Gardens, offering approximately 800 sq ft of contemporary living space, a private balcony and excellent residents' facilities.

- Two Double Bedrooms
- Private Balcony
- Open-Plan Reception
- Modern Fitted Kitchen
- Residents' Gym
- 24-Hour Concierge



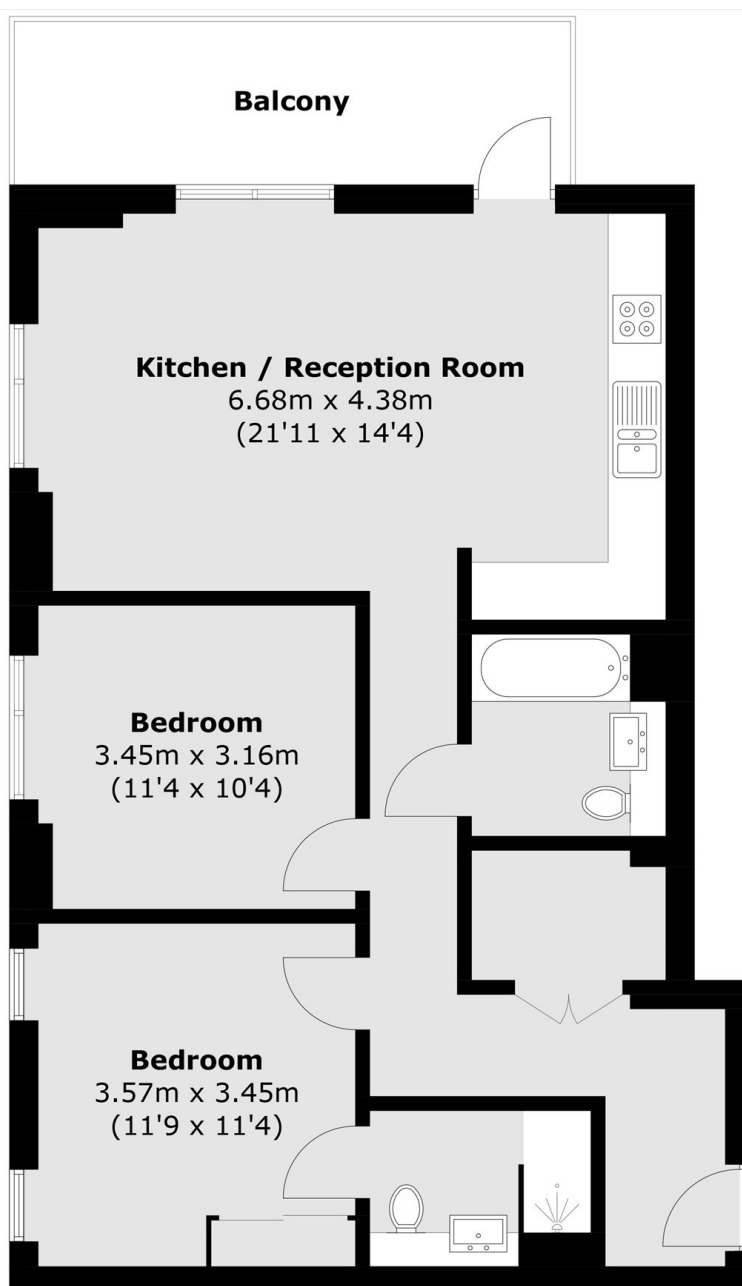
ABOUT THE HOME

The contemporary fitted kitchen is seamlessly integrated into the reception space and features a sleek range of high-gloss cabinetry, stone-effect worktops and integrated appliances. There is excellent storage and preparation space, while the open-plan arrangement allows you to remain connected to the living area when entertaining. A major highlight of the apartment is the private balcony, accessed directly from the reception room. This provides valuable outdoor space and offers an ideal spot for morning coffee, evening drinks or simply enjoying some fresh air. The apartment benefits from two well-proportioned double bedrooms, both featuring large windows and excellent natural light. The principal bedroom offers generous proportions, fitted storage and a comfortable layout, while the second bedroom is also a good size and would work equally well as a guest bedroom or home office.

The location is ideal for those looking to enjoy everything that Vauxhall and Nine Elms have to offer. Vauxhall Station is within easy reach, providing access to the Victoria Line and National Rail services, with quick connections towards Victoria, Oxford Circus, King's Cross and the City.







Total area (approx.): 74.4 sq. m (800.8 sq. ft)
Balcony area (approx.): 9.8 sq. m (105.5 sq. ft)

LiFE RESIDENTIAL

11 Flagstaff House, London,
SW8 2LZ
Sales: 020 7476 1408
Lettings: 020 7582 7989

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.