



Kennedy Building, Lexington Gardens Asking Price £1,100,000

This spacious three bedroom apartment set within the luxury development Lexington Gardens. Situated in Nine Elms, close to Vauxhall and Nine Elms Stations, this well appointed property is conveniently located for transport links to the City.

The property has been finished to the highest standard, with an open plan kitchen/living space, including underfloor heating throughout and appliances such as a combination washer/dryer and dishwasher.

Residents will also benefit from the excellent communal amenities, including the 24 hour concierge service, a residents gym and media lounge.

Approx. 993 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: Ask Agent
Service charge amount: approx. Ask Agent
Service charge review period: N/A
Council tax band: G (Wandsworth Council)

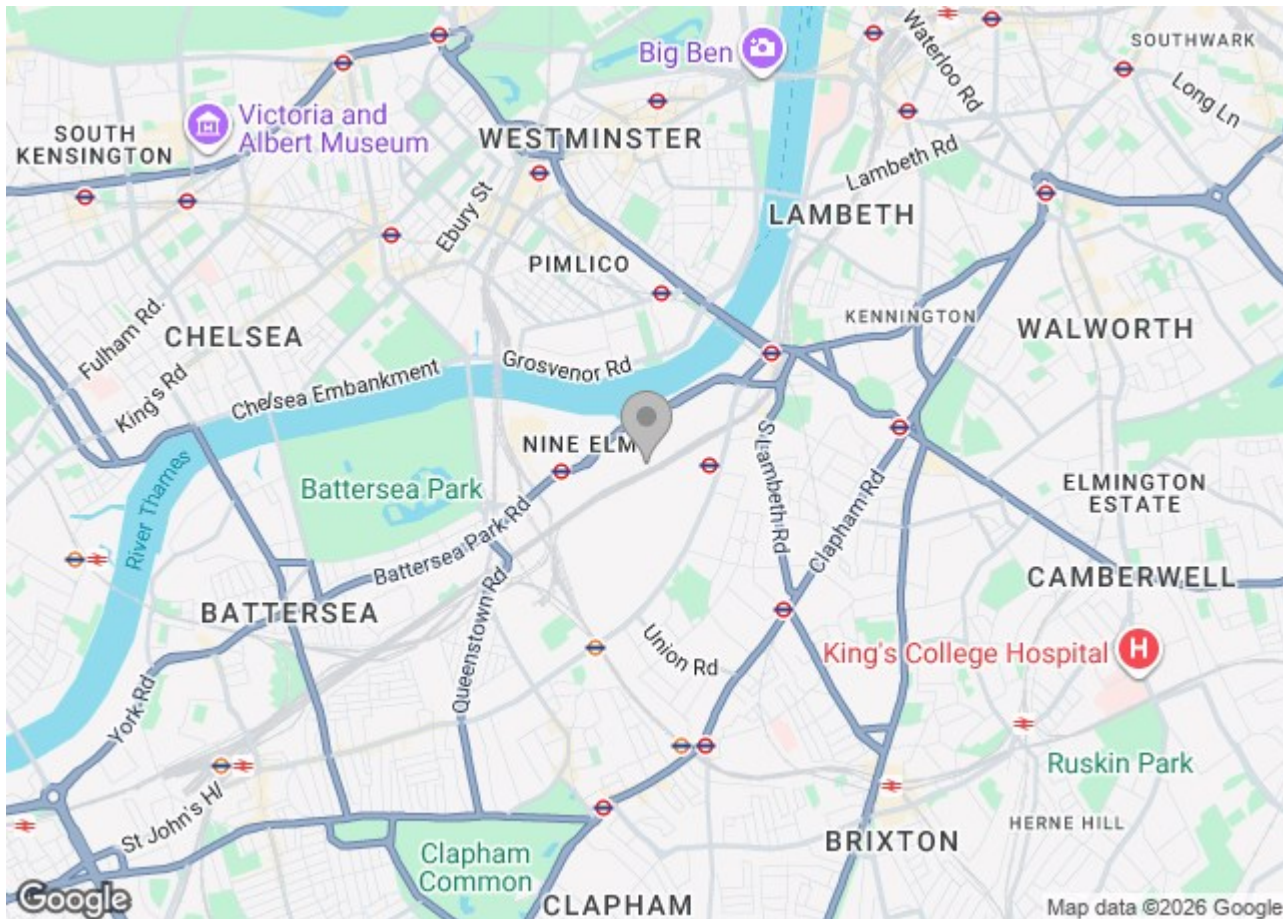
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | No Parking | Cladding: EWS1 Certificate available

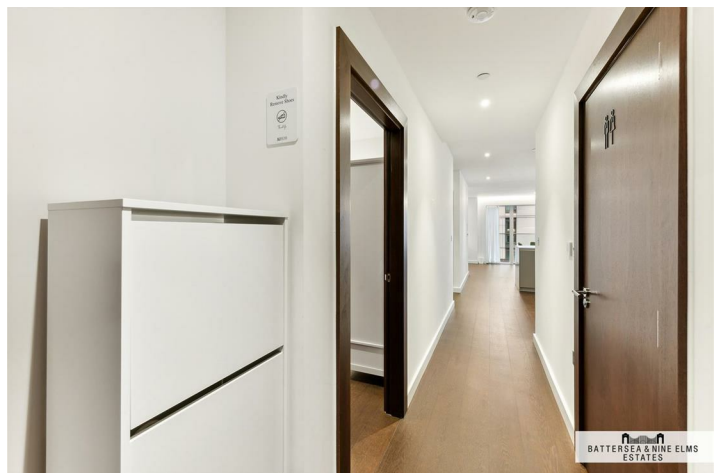
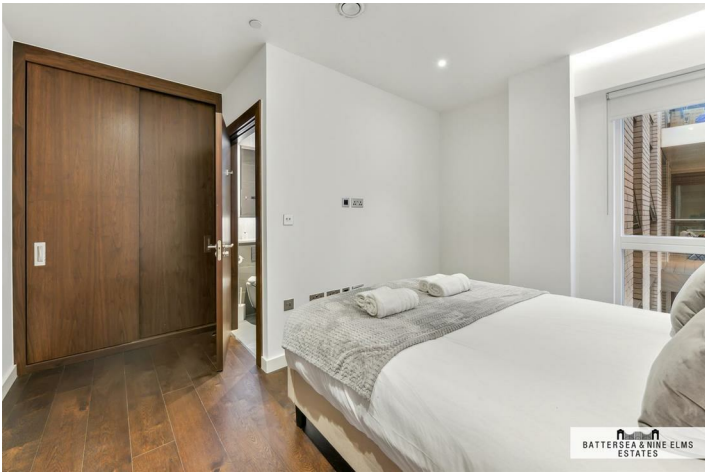
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Lanchester Way London



- Three bedrooms
- Two bathrooms (one en suite)
- Underfloor heating
- Siemens appliances
- 24 Hour concierge
- Residents gym & media lounge
- Zone 1 transport links





Floor Plan

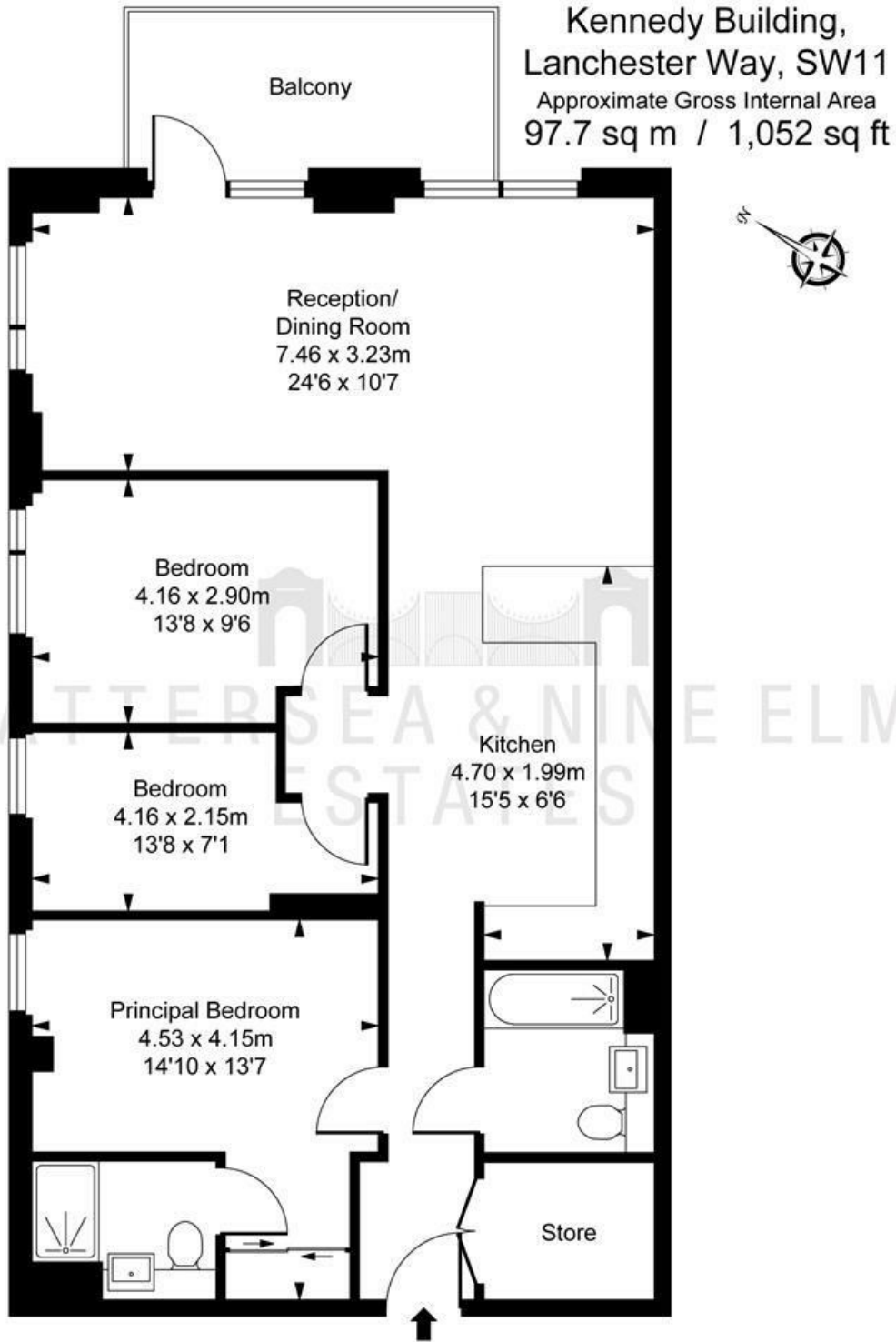


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
		85	85				
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	