



Denver Building  
6 Malthouse Road, SW11

CHESTERTONS







Smart two-bedroom, two-bathroom third floor apartment with a private balcony and hard floors throughout. Benefitting a 24-hour concierge, gym, screening room and CCTV. Furnished and ready to move into!

The property benefits a large, dual aspect reception room with direct access onto the private balcony. Just off the hallway is a modern kitchen with fully integrated appliances allowing a sleek, minimalist finish. Furthermore, there are two large double bedrooms both with ample storage, and one with an en-suite. There is a large 2nd 'family' bathroom serving the 2nd bedroom and guests. There is a large utility / storage cupboard by the entrance providing excellent storage for the apartment.

Lexington Gardens benefits a 24-hour concierge, residents gym, cinema/screen room, communal gardens, CCTV and secure access.

Positioned excellently a short walk from Nine Elms underground station, Battersea Power Station, and Vauxhall underground.

- 24 Hour Concierge
- Residents Gym
- Cinema Room
- CCTV & Fob Access
- Private Balcony
- Furnished

### £3,500 pcm

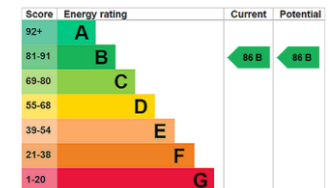
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)



**Minimum Term:** 12 months  
**Deposit Required:** £4,038.46  
**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

batterseapark@chestertons.co.uk  
 02030408269  
[chestertons.co.uk](https://www.chestertons.co.uk)

## Malthouse Road, SW11

Approximate gross internal area  
82.4 sq m / 887 sq ft

Key :  
CH - Ceiling Height



### Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable