



Denver Building
6 Malthouse Road, SW11

CHESTERTONS





Smart two-bedroom, two-bathroom third floor apartment with a private balcony and hard floors throughout. Benefiting 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

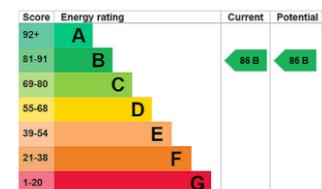
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

chestertons.co.uk/property-to-rent/applicable-fees



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|--------------------------|------------------------------|
| 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

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Malthouse Road, SW11

Approximate gross internal area

82.4 sq m / 887 sq ft

Key :
CH - Ceiling Height



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.

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