



Let **UK** Home

2 Bedrooms

SW11 7BX

Located in London

£4,333 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Montrose Building, 4 Malthouse Road, London, SW11



Let UK Home are excited to offer this exclusive two-bedroom apartment in the heart of Montrose Building part of the Lexington Gardens development.

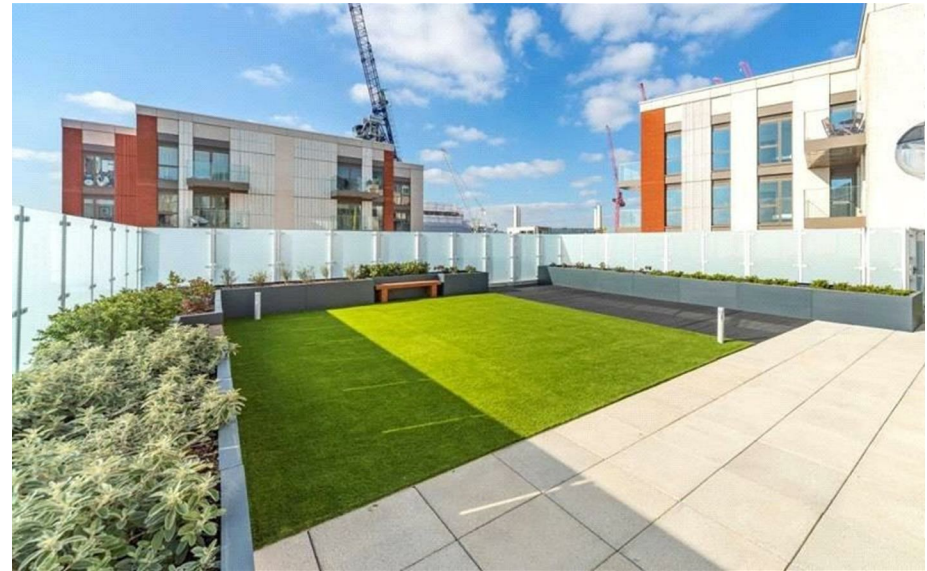
The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a private balcony, two bright bedroom(master with built-in wardrobes and ensuite), one modern bathroom and ample storage.

Residents will benefit from a gym, state-of-the-art media room, roof terrace and concierge.

The property is situated on a residential road close to local shops and amenities, surrounded by the buzz of the Capital's newest quarter, with a superb selection of shops, restaurants and bars on your doorstep and London's most fashionable neighbourhoods just a short journey away. The open spaces of Battersea Park are within easy reach. Transport links are provided by both Battersea Power Station and Nine Elms underground station (Northern line). The area where the development is located has great educational resources. By bus or subway, you can quickly get to many London universities: LSE, King's College London, Imperial College, University of Westminster, and more.

- 5th Floor
- Cinema & Game Room
- Roof Terrace
- Northern Line & Victoria Line
- Battersea Power Station

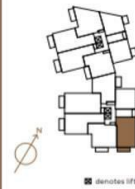
- Concierge Service & 24h Security
- The Gym
- Nine Elms
- Battersea Park
- EPC Rating: B



MONTROSE BUILDING

PLOT	LEVEL
9	1
21	2
33	3
45	4
57	5
69	6
81	7
93	8
105	9

2
BEDROOM



APARTMENT LG3

Kitchen	4.300m x 1.985m	14'1" x 6'5"
Living/Dining	4.620m x 4.000m	15'2" x 13'1"
Bedroom 1	3.580m x 3.335m	11'9" x 11'0"
Bedroom 2	3.265m x 3.165m	10'8" x 10'4"
Total	74.1 sq m	798 sq ft



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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