



Let **UK** Home

1 Bedrooms

SW11 7BX

Located in London

£3,100 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 one-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, one bright bedroom with built-in wardrobes and one modern bathroom.

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

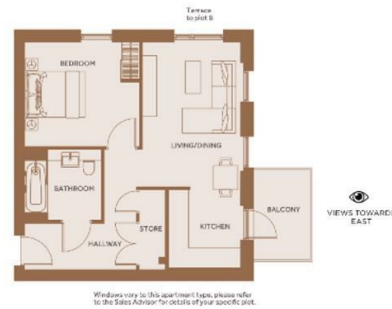
The property is situated on a residential road close to local shops and amenities, surrounded by the buzz of the Capital's newest quarter, with a superb selection of shops, restaurants and bars on your doorstep and London's most fashionable neighbourhoods just a short journey away. The open spaces of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

- 3rd Floor
- Cinema & Game Room
- Roof Terrace
- Battersea Power Station
- Walk to Tube Station

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



MONTROSE BUILDING



APARTMENT LG1		
Kitchen	2.553m x 2.360m	8'3" x 7'9"
Living/Dining	4.705m x 3.210m	15'5" x 10'6"
Bedroom	3.730m x 3.405m	12'4" x 11'2"
Total	52.4 sq m	564 sq ft



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

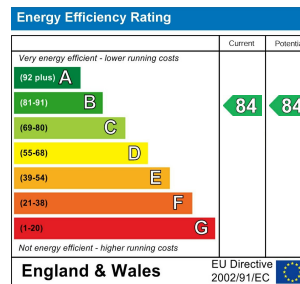
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Council Tax Band: E

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.



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