



The Regent
Gwynne Road, SW11

CHESTERTONS





This well-presented one-bedroom apartment is finished in neutral tones with laminate wood flooring throughout, offering 452 sq. ft. of bright and airy, open-plan living space.

The apartment contains an open-plan kitchen/living area with a modern kitchen, double bedroom, family-size bathroom and a private balcony.

Secure fob key entry-system and a residents' roof terrace.

The development enjoys an enviable river-side location close to Battersea Park and high-end amenities of Battersea and Clapham. There is also a choice of transport links from Clapham Junction (London Overground, Zone 2) 11 minutes away.

- Spacious One Bedroom Apartment
- Secure Fob Entry System
- Private Balcony
- Bright and airy
- Modern kitchen
- Walking Distance to Clapham Junction

£2,100 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)

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: £2,423.08
Local Authority: London Borough of Wandsworth
Council Tax Band: D
EPC Rating: B
Furnished

Chestertons Battersea Park & Nine Elms Lettings

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Approximate gross internal area

41.06 sq m / 442 sq ft

Key :
CH - Ceiling Height



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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