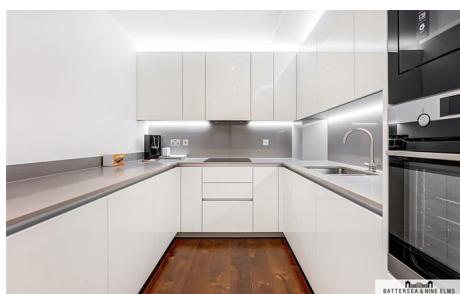




**BATTERSEA & NINE ELMS
ESTATES**

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3 Lanchester Way London

£775 Per Week

A two bedroom, two bathroom apartment located in Senate Building, finished to a high standard. The apartment offers a spacious open plan reception/dining room with floor to ceiling windows leading out onto a balcony/terrace. The modern integrated kitchen is ideal for entertaining with plenty of storage units and built in appliances. The principal bedroom has the use of built in wardrobes and a luxurious en-suite shower room, there is a further second double bedroom and a separate family bathroom.

Residents benefit from 24 hour concierge and security, residents gym, state of the art media room and private communal roof garden.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access

Holding Deposit - £775 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet - Fibre

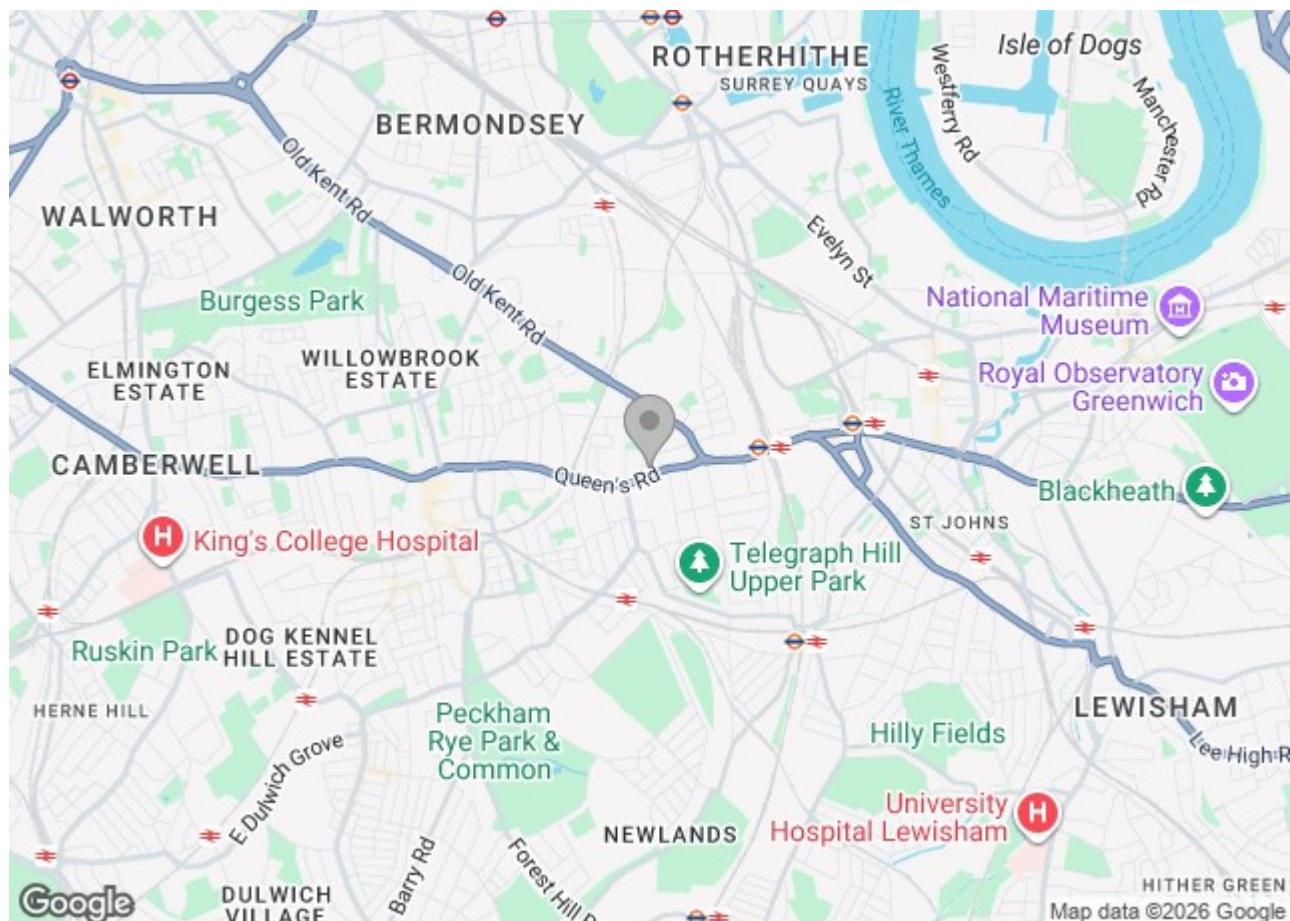
To check broadband and mobile phone coverage please visit Ofcom.

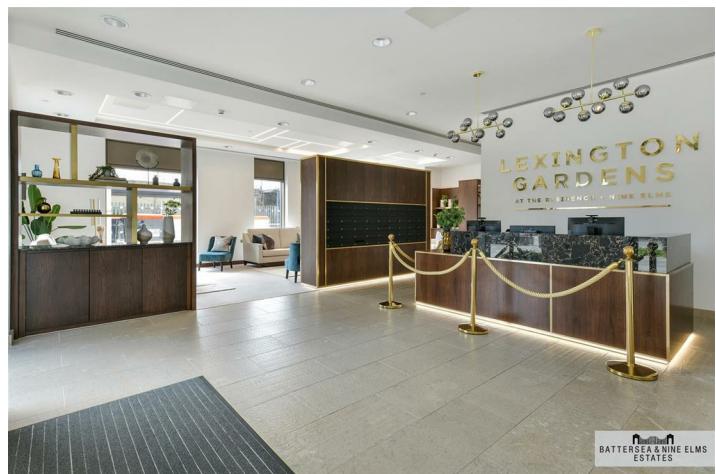
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

3 Lanchester Way London



- 24 Hour concierge
- Media room
- Gymnasium
- *Bedrooms have been digitally staged for marketing purposes*
- Terrace





**Senate Building,
Lanchester Way, SW11**
Approximate Gross Internal Area
64.3 sq m / 692 sq ft

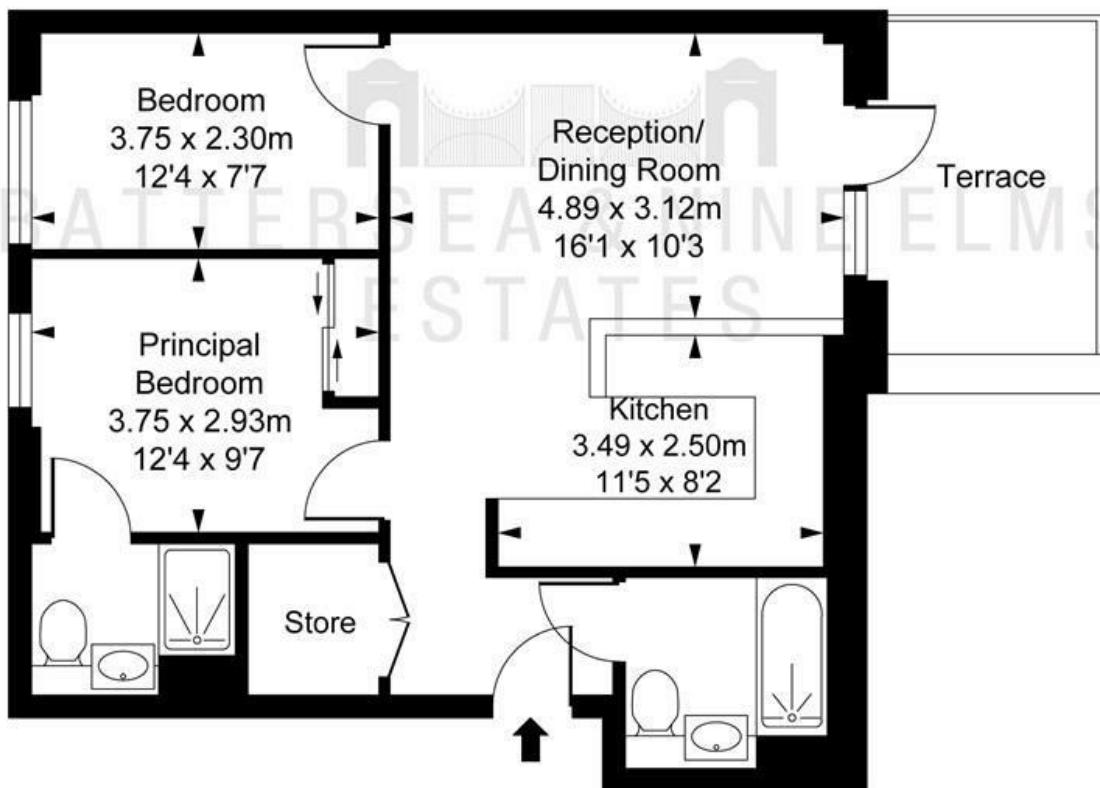


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	85
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	