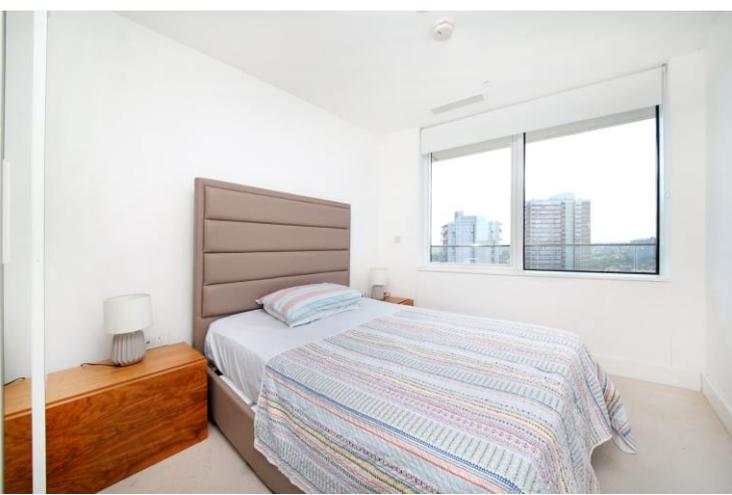




Lombard Wharf  
12 Lombard Road, SW11

CHESTERTONS





This exceptional two-bedroom apartment is situated on the 10th floor of Lombard Wharf, a desirable riverside building on the banks of the Thames in Battersea.

Accommodation is arranged over 780 sq ft and comprises an open-plan reception room and fully integrated kitchen, equipped with modern appliances and an abundance of storage. The master bedroom has direct access to a "Jack & Jill" bathroom, which is luxuriously appointed.

A generous terrace spans the length of the flat and offers spectacular, uninterrupted views across London, including the River Thames, Battersea Power Station, and the iconic City skyline. Residents of Lombard Wharf benefit from excellent 24-hour security, concierge service, and a private gym.

Lombard Wharf is located close to the charming cafes and restaurants of Battersea Square. Clapham Junction (0.8 miles) offers regular services into London Victoria and Waterloo, as well as out to Gatwick Airport. There are numerous bus routes into Central London, and the River Bus also runs into the City from the nearby Plantation Wharf pier.

- Situated in the stunning Lombard Wharf
- 10th Floor (With Lift)
- Dual Aspect Open Plan Reception Room
- Terrace with Far Reaching Views
- Concierge Service, Residents Gym & Cycle Storage

Offers in excess of  
£800,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	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, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 988 years 5 months

**Service Charge:** £6885

**Ground Rent:** £750 Increases every 10 years by RPI. Next date of review 2025

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

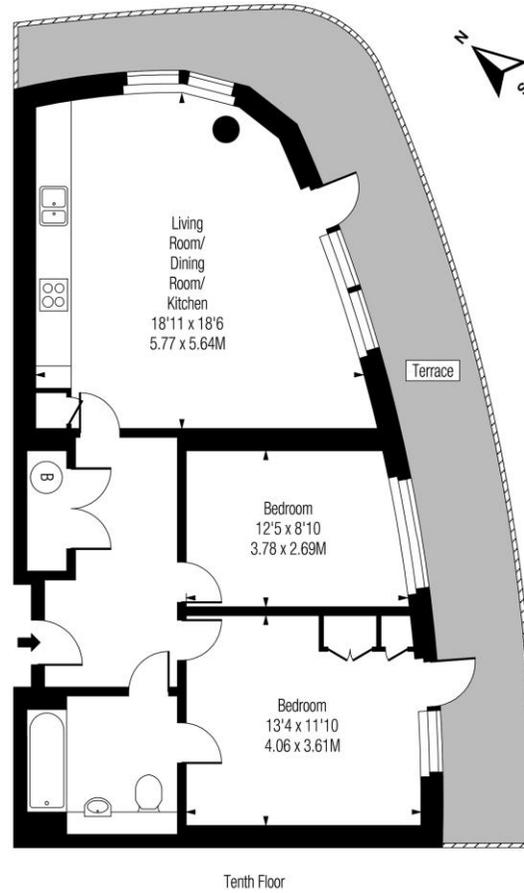
SW11 3AG

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## Lombard Wharf, SW11



Approx Gross Internal Area **784 Sq Ft - 72.83 Sq M**

Includes Limited Use Area - 22 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 52883



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