



Falcon Wharf
34 Lombard Road, SW11

CHESTERTONS





**SHORT LET
ALL BILLS INCLUDED**

A stunning 10th floor apartment on the Battersea Riverside. The flat has direct and unobstructed views of both the river Thames and the London skyline.

The property offers two large bedrooms with both having access onto their own winter garden. The floor to ceiling windows floods the property with natural light. The open-plan reception room is centred around the view of the Thames and has a fully fitted kitchen with a large kitchen island along with a large entertaining space that can be adapted for each person's individual use.

The two bedrooms are both good-sized double bedrooms each with built-in storage. The bathroom is well equipped, with bath and separate walk-in shower. The property further benefits from secure underground parking space. The property also gives you access to a 24-hour concierge service, several shared roof terraces, and a gym and health spa on site.

- All Bills Included
- Short Let
- Two Winter Gardens
- Residents Gym and Underground Parking
- Direct River Views
- Porter/Concierge

£4,500 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

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	76	77
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Minimum Term: 1 months
Deposit Required: £4,153.85
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: C
Furnished, Part Furnished, Unfurnished

Chestertons Battersea Park & Nine Elms Lettings

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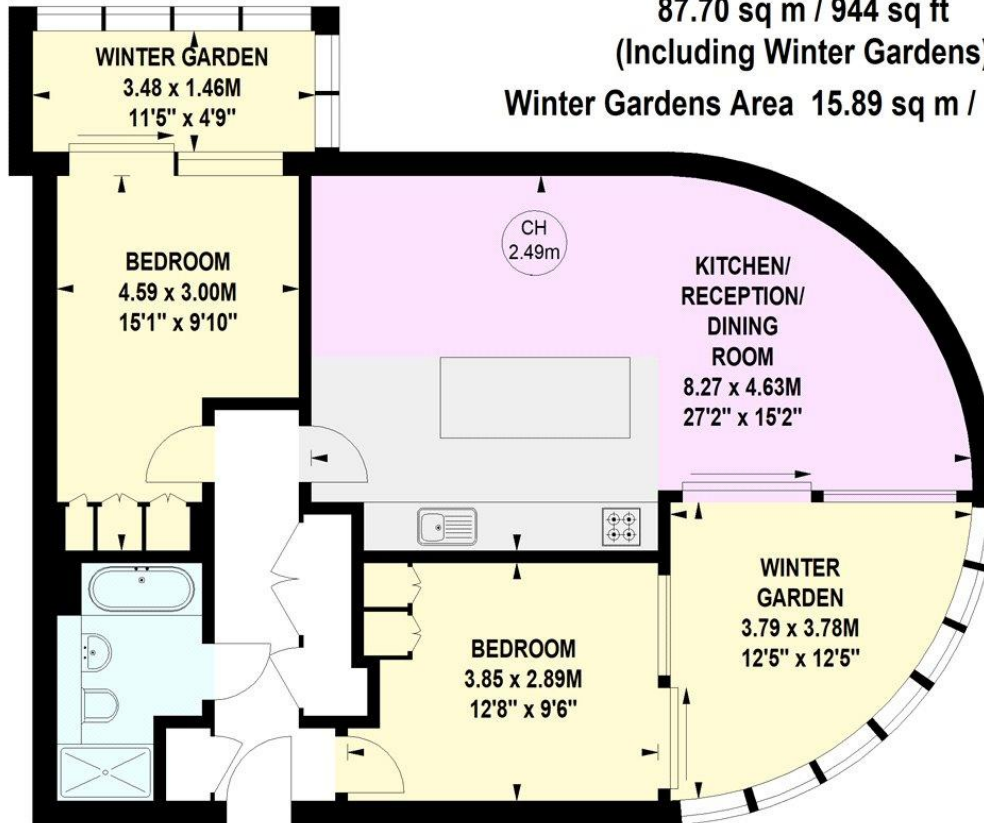
Falcon Wharf, Lombard Road, SW11

Approximate gross internal area
87.70 sq m / 944 sq ft
(Including Winter Gardens)

Winter Gardens Area 15.89 sq m / 171 sq ft



Key :
CH - Ceiling Height



Tenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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