



Lombard Wharf
12 Lombard Road, SW11

CHESTERTONS





A beautifully presented one-bedroom apartment situated on the third floor of the sought-after Lombard Wharf development. The property is exceptionally bright and airy, with a contemporary finish throughout and the added benefit of a substantial south facing private terrace.

The accommodation comprises a welcoming entrance hall, a bright and spacious open-plan reception room and modern fitted kitchen, a well-proportioned double bedroom with built in storage and a stylish bathroom. The principal living space benefits from excellent natural light and direct access to the private terrace, creating an impressive extension to the living and entertaining space.

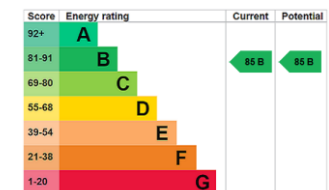
The apartment has been finished to a high standard throughout, with a modern, clean and sophisticated feel. The generous glazing and open-plan arrangement create a particularly light and spacious atmosphere, while the large terrace provides an excellent setting for outdoor dining, entertaining or relaxing.

Lombard Wharf is a striking modern riverside development, benefiting from a 24-hour concierge and secure cycle storage. The development is positioned alongside the Thames Path, providing easy access to riverside walks and the surrounding Battersea amenities.

The location is well connected, with Clapham Junction station approximately 0.8 miles away, offering frequent services towards London Waterloo, Victoria and other destinations. Wandsworth Town station is also approximately 0.8 miles away. Battersea Square, with its selection of cafés, restaurants and bars, is nearby, while Battersea Park and the River Thames provide excellent opportunities for leisure and outdoor activities.

- Large one bedroom apartment
- Contemporary finish throughout
- Open Plan Kitchen/Dining/Living
- 42.7sq m south facing wrap around terrace
- 24-hour concierge
- Close to Battersea Square, Battersea Park and the

Asking Price £500,000



Tenure: Leasehold 114 years 7 months

Service Charge: £6,890 Per Annum 24/7 concierge and building maintenance

Ground Rent: £0

Local Authority: Wandsworth

Council Tax Band: E

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

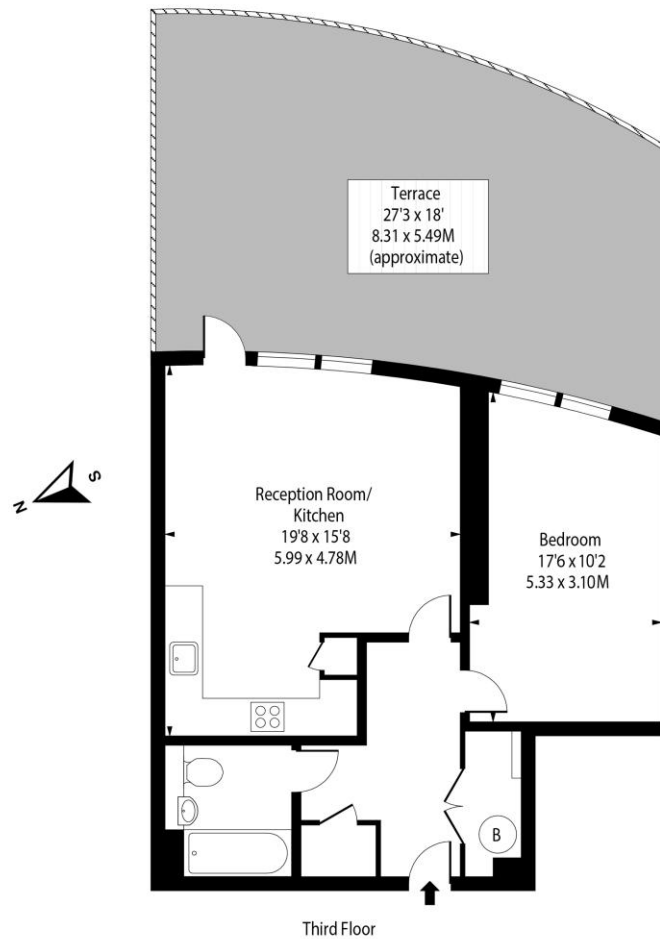
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Approx Gross Internal Area **627 Sq Ft - 58.25 Sq M**

Includes Limited Use Area - 13 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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