



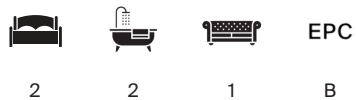
## LEXINGTON BUILDING

Battersea, SW11



## A CONTEMPORARY TWO-BEDROOM APARTMENT WITH A BALCONY

A bright and contemporary two bedroom, two bathroom apartment with a balcony located in Nine Elms.



Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Leasehold, approximately 243 years remaining

Ground rent: £350 per annum

Service charge: £4,972.06 per annum, reviewed annually, next review due 2026

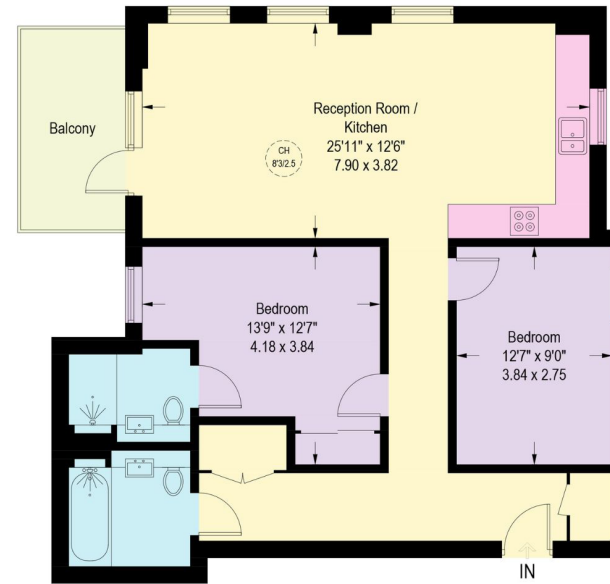
**Guide Price: £800,000**

This fantastic lateral apartment is located on 12th floor of a contemporary development in Nine Elms. The property comprises a dual-aspect open-plan kitchen reception room with a south-facing balcony and sleek cabinets with integrated appliances, two double bedrooms, one of which benefits from having inbuilt storage and an en suite shower room, and there is a bathroom to serve the second bedroom. The flat is approximately 860 sq ft and there is additional storage in the hallway.

Lexington Building is an exclusive residential development in Nine Elms benefitting from a 24 hour concierge service, a private residents gym, media room and roof garden with a fantastic selection of shops, restaurants and bars on the doorstep.

Please Note: These images contain Computer Generated furnishings that are shown for illustrative purposes only and are not to be relied upon.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



**Twelfth Floor**

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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