



Denver Building, 6 Malthouse Road, London, SW11 7BY

£750 Per Week

AN 8th FLOOR 2 DOUBLE BEDROOM, 2 BATHROOM APARTMENT FOR RENT WITHIN LEXINGTON GARDENS, THE RESIDENCES, SW11.

A light and spacious two bedroom apartment located in Nine Elm's prestigious development Lexington Gardens. The well presented and nicely furnished accommodation is set over 812 square foot and comprises a light and bright dual aspect reception room with access to a West facing balcony, the fully fitted kitchen is located off the hallway allowing for semi open plan living.

The master bedroom has ample built in storage and floor to ceiling windows and a modern En-suite shower room. The second double bedroom has use of a spacious bathroom located off the hallway.

Vauxhall Station (Victoria Line & Overground) is an 8 minute walk away and the river boat can be caught from Vauxhall Pier & the soon to be completed new station will bring further transport options with the addition of the Northern Line.

24 Hour concierge, residents gym, communal gardens and a media room are all available to residents.

COMES FURNISHED, PROPERTY AVAILABLE FROM 05.07.2024

- AVAILABLE FROM 05.07.2024
- WEST FACING BALCONY
- 24 HOUR CONCIERGE
- FURNISHED
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- GYM
- 812 SQ FT
- VAUXHALL STATION
- COMMUNAL GARDENS

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RECEPTION ROOM



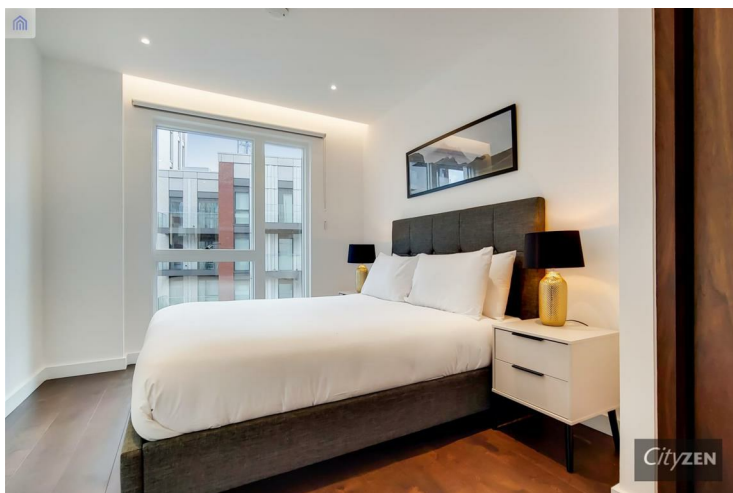
RECEPTION ROOM



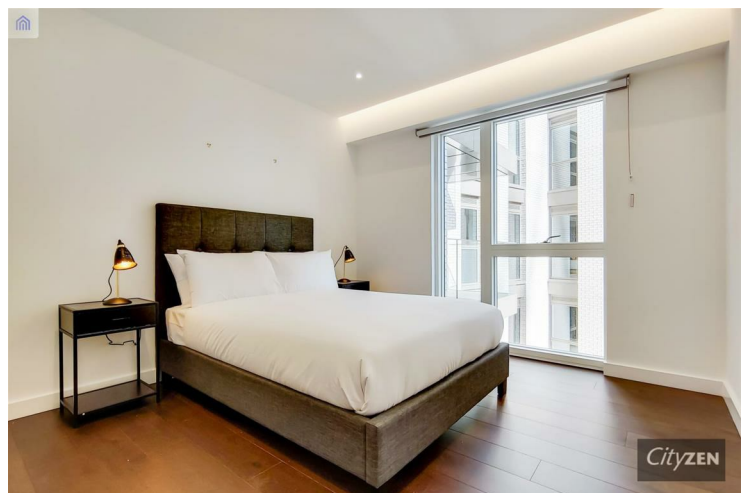
KITCHEN



BEDROOM



BEDROOM



BEDROOM

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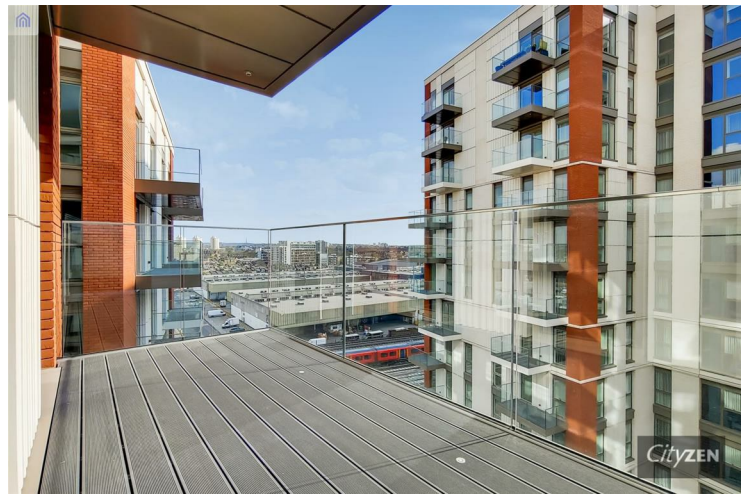
BEDROOM



BATHROOM



EN-SUITE SHOWER ROOM



WEST FACING BALCONY



EN-SUITE SHOWER ROOM

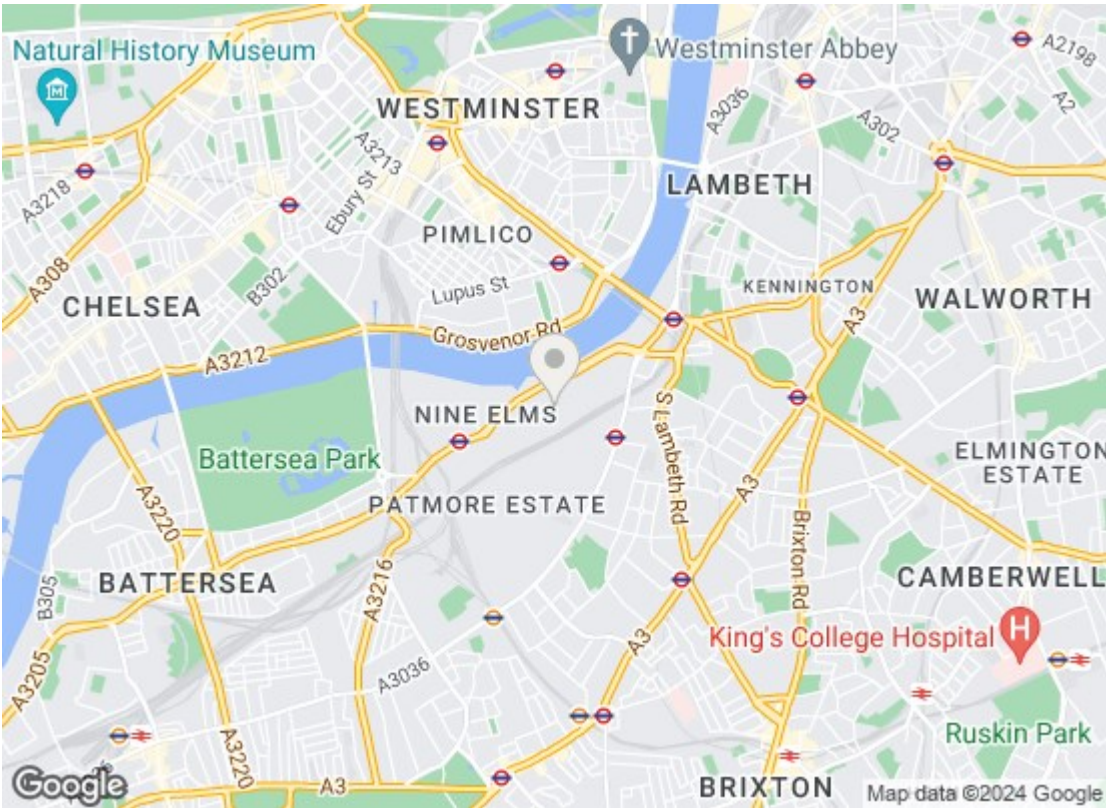


VIEW FROM BALCONY

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DENVER BUILDING



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.