



12 Lombard Road, London, SW11 3FU

£900 Per Week

A 3 DOUBLE BEDROOM 2 BATHROOM APARTMENT IN LOMBARD WHARF SW11 1 BENEFITING FROM A SOUTH/WEST FACING WRAP AROUND TERRACE & DIRECT RIVER VIEWS FROM ALL ROOMS.

The spacious accommodation is set over 990 square feet and comprises a 26 foot reception room with open plan fully fitted kitchen and access to the terrace, master bedroom with en-suite and access to the terrace and a further two double bedrooms and a bathroom.

The wrap around South/West facing terrace offers amazing Thames & City views as well as significant additional space to entertain or relax.

Residents of Lombard Wharf benefit from amenities including 24 hour concierge, gym & fitness suite as well as being located close to Clapham Junction Station and Battersea High Street.

AVAILABLE NOW
FURNISHED

- 3 DOUBLE BEDROOMS/ 2 BATHROOMS
- 9TH FLOOR LUX APARTMENT SET OVER 990 SQUARE FEET
- DIRECT RIVER VIEWS FROM ALL ROOMS
- WRAP AROUND S/W FACING TERRACE
- CLOSE TO CLAPHAM JUNCTION STATION
- CONTEMPORARY RIVERSIDE DEVELOPMENT
- 24 HR CONC, RES GYM & FITNESS SUITE
- CLOSE TO BATTERSEA HIGH STREET
- VIEWS UP AND DOWN THE THAMES
- FURNISHED & AVAILABLE NOW



BEDROOM



EN-SUITE



BEDROOM



BATHROOM



EN-SUITE



RECEPTION

12 Lombard Road, London, SW11 3FU



KITCHEN/RECEPTION



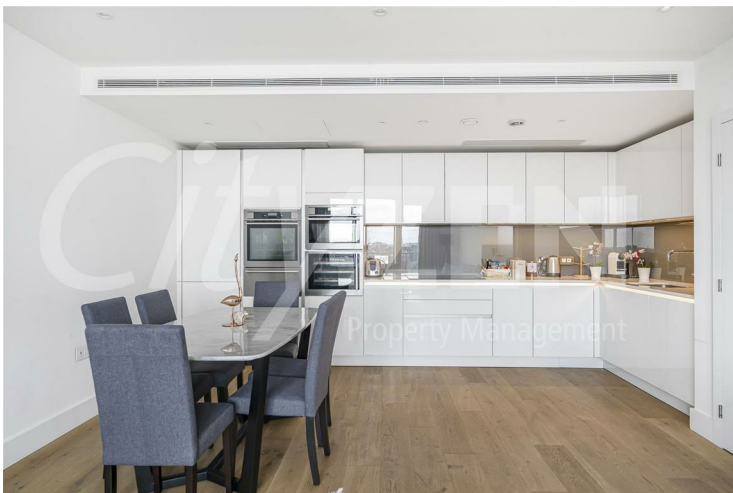
RECEPTION



KITCHEN/RECEPTION



RECEPTION



KITCHEN/RECEPTION



TERRACE

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VIEW



TERRACE/VIEW



TERRACE/VIEW



TERRACE/VIEW



TERRACE



TERRACE/VIEW

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TERRACE/VIEW



TERRACE/VIEW



LOMBARD WHARF

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LOMBARD WHARF



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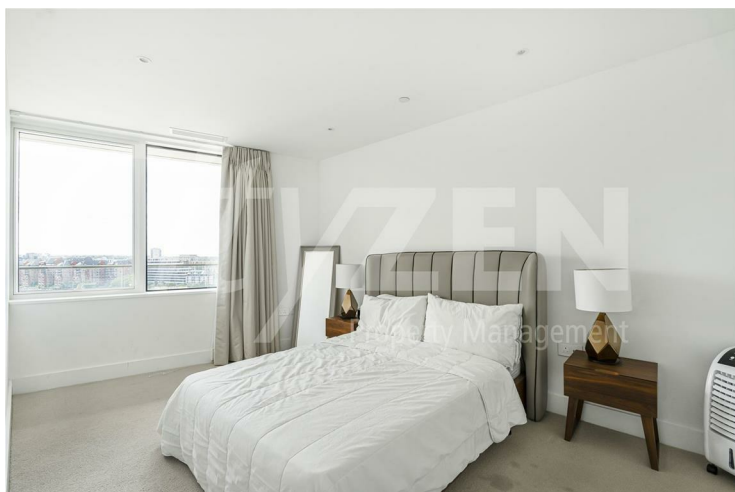
LOMBARD WHARF



BEDROOM



BEDROOM



BEDROOM

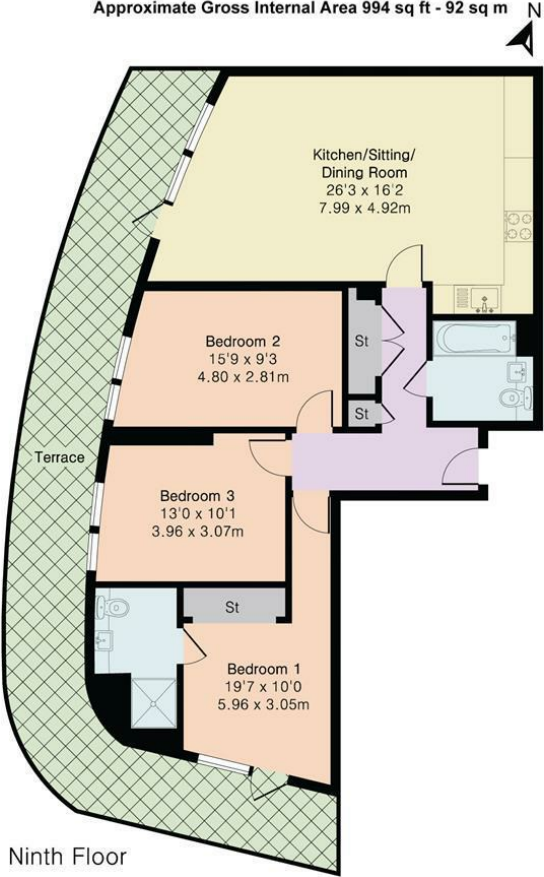


BEDROOM

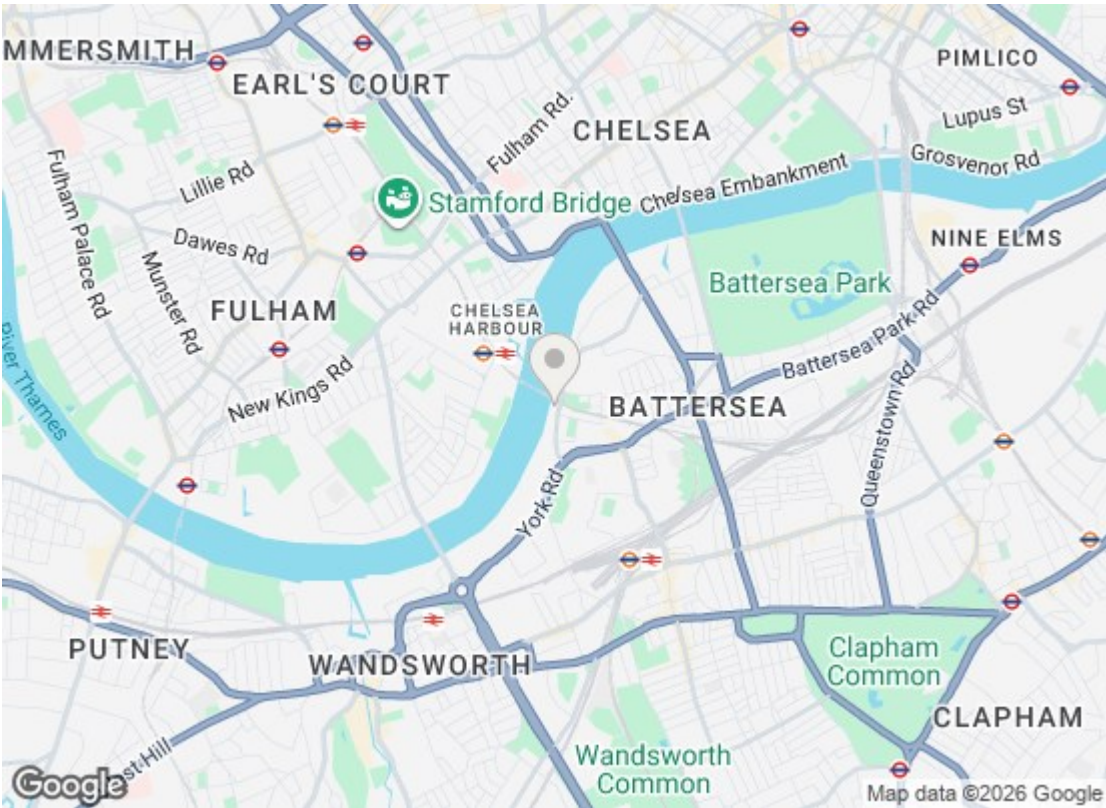


BEDROOM

Approximate Gross Internal Area 994 sq ft - 92 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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.