



**Montrose Building, Lexington Gardens, SW8 5BA**

Price:  
£ 730,000

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Price: £ 730,000 2 bedroom house

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## OVERVIEW

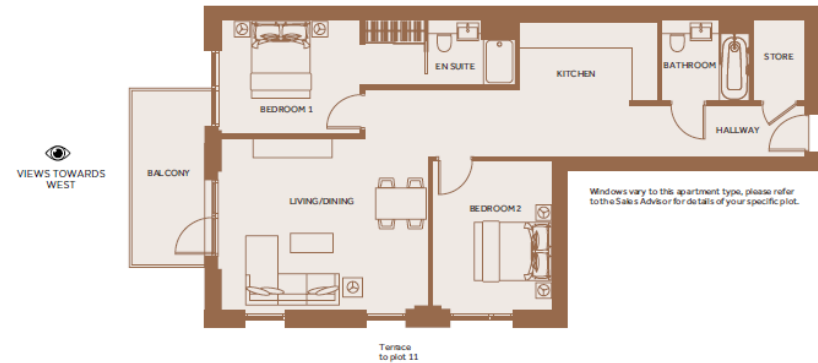
\*SELLING UNDER COST PRICE FROM 2017\* This large (900 Sq. Ft) 3rd floor two bedroom apartment in Lexington Gardens.

Lexington Gardens is a collection of 1, 2 and 3 bedroom apartments offering city living that is as exceptional as its setting. This exclusive development is surrounded by the buzz of London's newest quarter, with a superb selection

## KEY FEATURES

- Two bedroom apartment
- Situated on the 2nd floor
- High specifications
- Private residents smart gym
- Plethora of local shops & amenities
- 9 Minutes to London Bridge
- 11 Minutes To Bank
- Ground Rent: £350 per year
- Service Charge: £3.50 psf
- Leasehold: 999 years

## MONTROSE BUILDING



### APARTMENT LG5

Kitchen	3.485m x 1.985m	11'5" x 6'6"
Living/Dining	5.205m x 4.354m	17'1" x 14'3"
Bedroom 1	5.106m x 2.870m	16'9" x 9'5"
Bedroom 2	3.775m x 3.050m	12'5" x 10'0"

**Total** **83.3 sq m** **897 sq ft**

