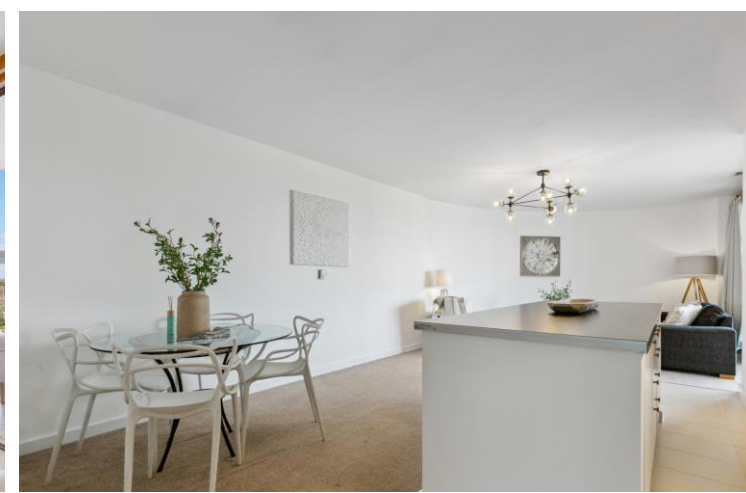




Falcon Wharf
34 Lombard Road, SW11





A stunning 10th floor apartment on the Battersea Riverside. The flat has direct and unobstructed views of both the river Thames and the London skyline.

The property, recently renovated throughout, offers two large bedrooms with both having access onto their own winter gardens. The floor to ceiling windows flood the property with natural light. The open-plan reception room is centred around the view of the Thames and has a fully fitted kitchen with a large kitchen island along with generous dining space, offering a large entertaining space that can be adapted for each person's individual use.

The two bedrooms are both good-sized double bedrooms each with built-in storage, one currently used as a perfect home office with a view. The bathroom is well equipped, with bath and separate walk-in shower. The property further benefits from an allocated secure underground parking space. Additional benefits include access to a 24-hour concierge service, several shared roof terraces, and a gym and health spa on site.

- Two Winter Gardens
- Resident's Gym and Allocated Underground Parking
- Direct River Views
- Porter/Concierge
- 10th Floor Unobstructed Views
- Beautifully Renovated Throughout

Asking Price £825,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 177 years 11 months

Service Charge: £5500

Ground Rent: £410

Local Authority: London Borough of Wandsworth

Council Tax Band: F

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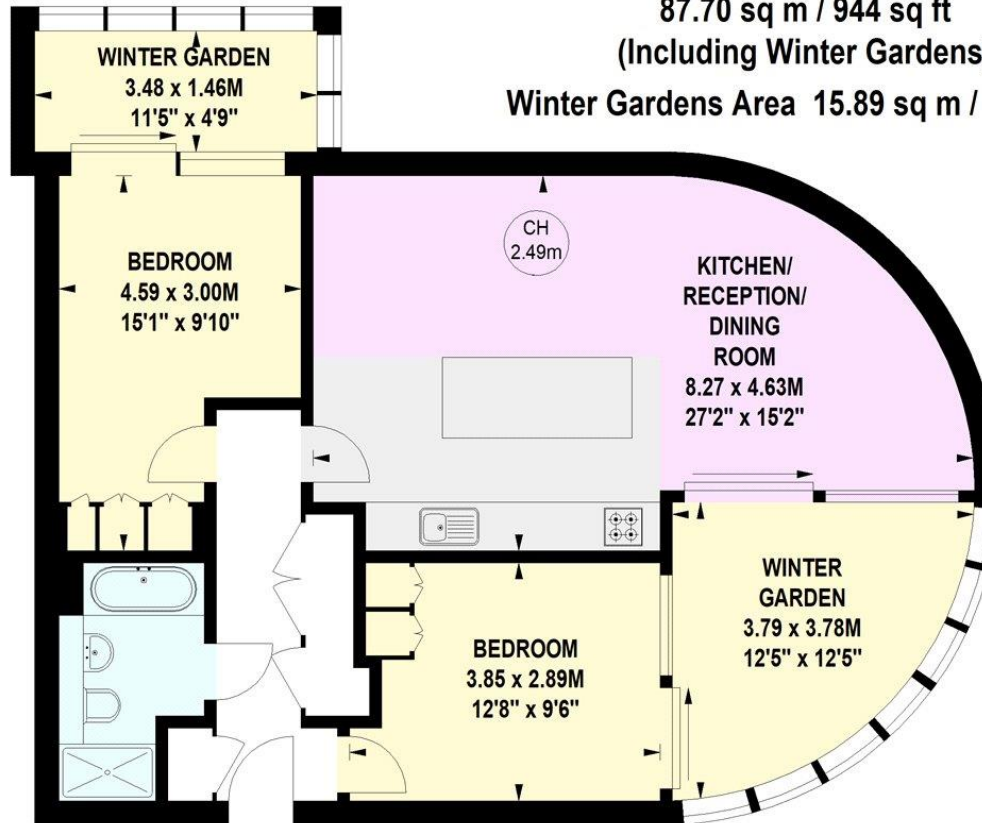
Approximate gross internal area
87.70 sq m / 944 sq ft

(Including Winter Gardens)

Winter Gardens Area 15.89 sq m / 171 sq ft



Key :
CH - Ceiling Height



Tenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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