



Falcon Brook Mansions

Balham, SW17

£2,250 per month
(£519 per week)

Beautifully presented bright first floor flat in a popular modern development with generous sized bedrooms, balcony and secure parking. The building is located within close proximity of Balham mainline and underground stations.

CHESTERTONS



Falcon Brook Mansions

Balham, SW17

- Bright and spacious first floor apartment
- Set within a prestigious modern development with a lift
- Fantastic open-plan reception room and modern kitchen
- Two generous double bedrooms
- Two bathrooms (one en-suite)
- Private balcony
- Secure underground parking space
- Located within a five minute stroll of Balham and Wandsworth Common



James Pendleton are delighted to offer to the market a superb apartment situated on the first floor of a modern development with gated underground parking, secure and well maintained communal areas and a lift. The apartment is light and airy throughout with neutral décor and contemporary fittings. The well proportioned accommodation comprises an entrance hall, a fantastic open-plan reception room and kitchen with integrated kitchen appliances, a balcony, a generous Master bedroom with fitted wardrobes and an en-suite bathroom, a second double bedroom and a family bathroom. Falcon Brook Mansions is a prestigious development located on the corner of Balham High Road and Marius Road close to Wandsworth Common. The property is a convenient five minute

Minimum Term: months
Deposit Required: £0.00
Local Authority:
Council Tax Band:
EPC Rating: C
Furnished, Part Furnished, Unfurnished

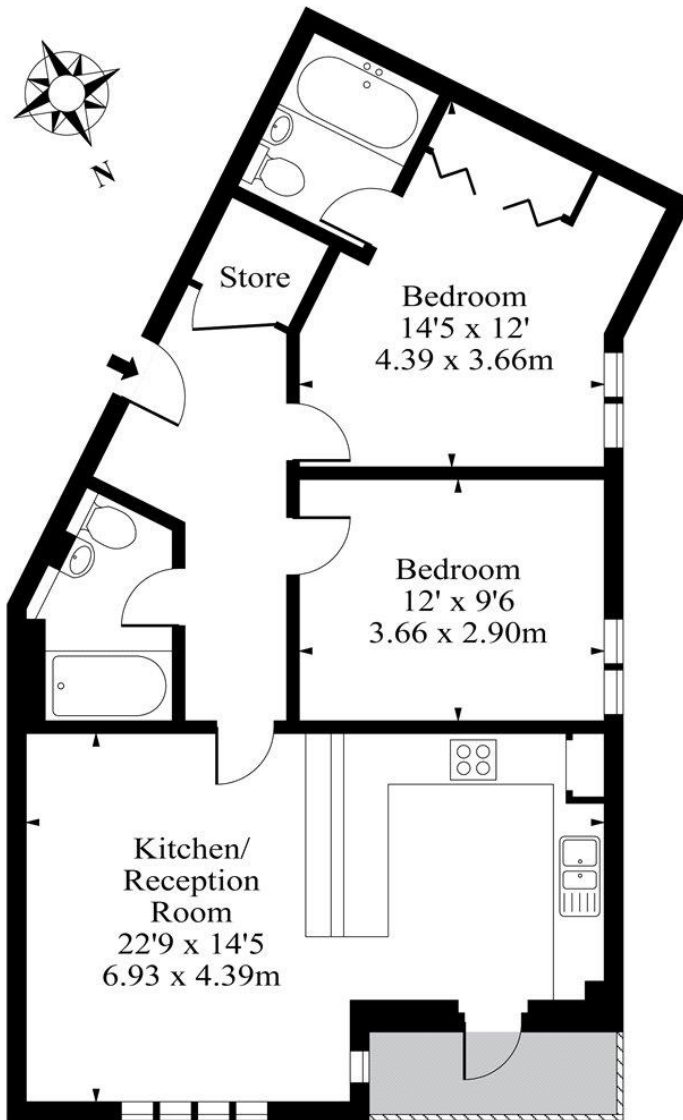
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	73	73
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Wandsworth Common Lettings

chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

Falcon Brook Mansions, SW17



First Floor

Approx Gross Internal Area **750 Sq Ft - 69.68 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 25561

