



Kestrel House Grant Road, London SW11 2NG

welcome to

Kestrel House Grant Road, London

CASH BUYERS ONLY

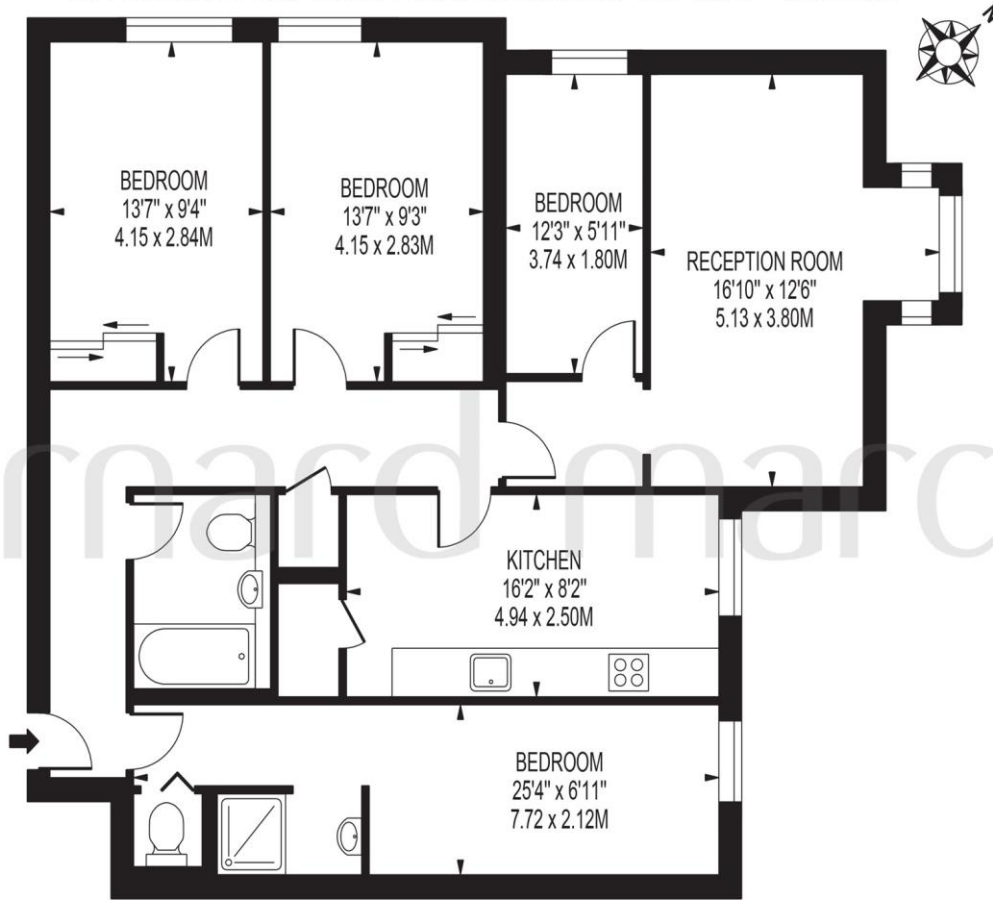
Situated in the popular Falcons Development, the property is positioned on the second floor in a low-rise building. As you enter the apartment to the right there is a double bedroom with a large en-suite shower room. As you follow the hallway to the left you pass a family bathroom, two more spacious double bedrooms with fitted wardrobes, as well as an office/study space. The recently fitted bathrooms have contemporary tiling and the en-suite benefits from a waterfall shower. The kitchen is bright with ample storage and the main reception is well laid out with plenty of space to accommodate a dining area. The apartment is finished to a high standard, with newly fitted carpets throughout and would make an excellent investment opportunity or an ideal home for couples and families.

The Falcons Development is a gated community with access to an on-site swimming pool, gym, spa facilities and concierge just moments from Clapham Junction station.



KESTRAL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1066 SQ FT - 99.06 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Two Parking Spaces
- Long Lease
- Gated Development/Concierge
- EWS1 Compliant
- Excellent Condition

Tenure: Leasehold EPC Rating: E

offers over

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106243

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BTS106243 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



barnardmarcus.co.uk