



Peregrine House, Sullivan Close, London SW11 2NL

welcome to

Peregrine House, Sullivan Close London

Situated on the second floor of this private building is this beautifully presented and ideally located one bedroom purpose built flat, offering luxurious and well-proportioned accommodation. Having been fully refurbished by the current owner to the high standard, the property benefits from a modern fitted kitchen/living room, a double bedroom with built in wardrobes, and a modern stylish bathroom.

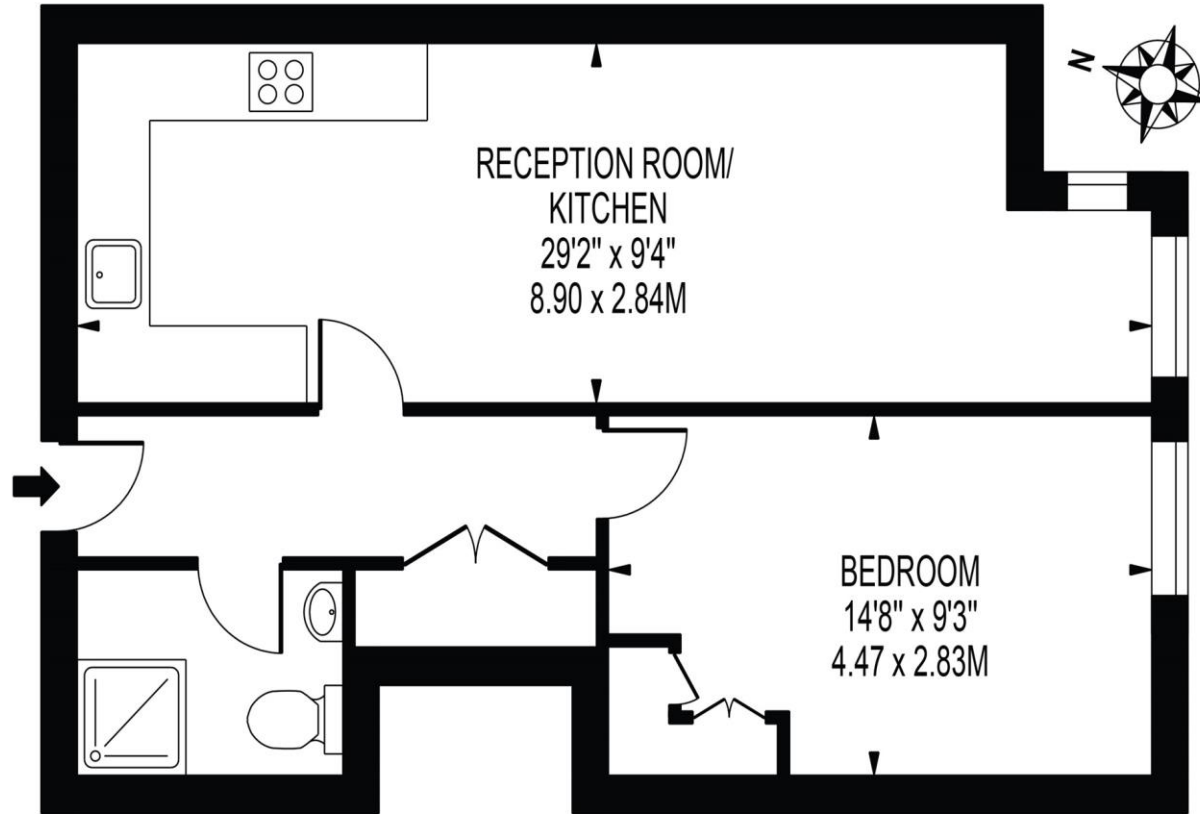
This apartment further benefits from a new wooden floor throughout, lots of storage. door intercom system, an allocated parking space, concierge, on site leisure facilities including gym, pool, hot tub and sauna.

Falcons estate is a well-run development offering you close access to the best that Battersea has to offer. Clapham Junction is close by giving you commute times of around 10 mins to Victoria & Waterloo as well as direct routes to Gatwick. There are a number of cafes, bars and restaurants of Northcote Rd and St Johns Hill is just a few minutes' walk away.



PEREGRINE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 506 SQ FT - 46.97 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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Peregrine House, Sullivan Close London

- Newly Refurbished Apartment
- One Bedroom
- Fully Fitted Kitchen
- Modern and Stylish Bathroom
- Wooden Floor
- Long Lease
- Concierge
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106655



Property Ref:
BTS106655 - 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.

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