

# URBAN lettings

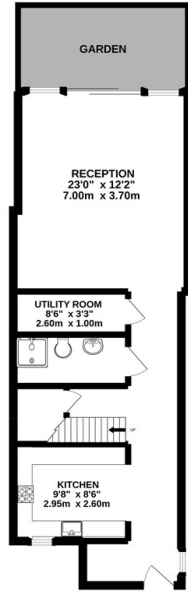


## 15 Falcon Grove, London, SW11 2SS

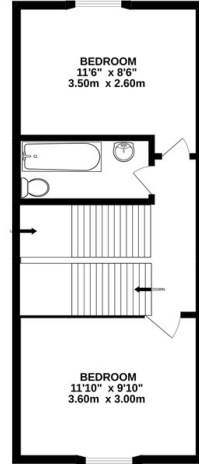
£4,400 PCM

- Well Presented
- Spread Over Three Floors
- Close to Clapham Junction Station
- Three Bathrooms
- Dishwasher & Double Oven
- Bicycle Storage
- Utility Room
- Underfloor Heating

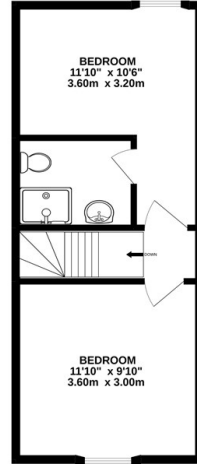
GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.

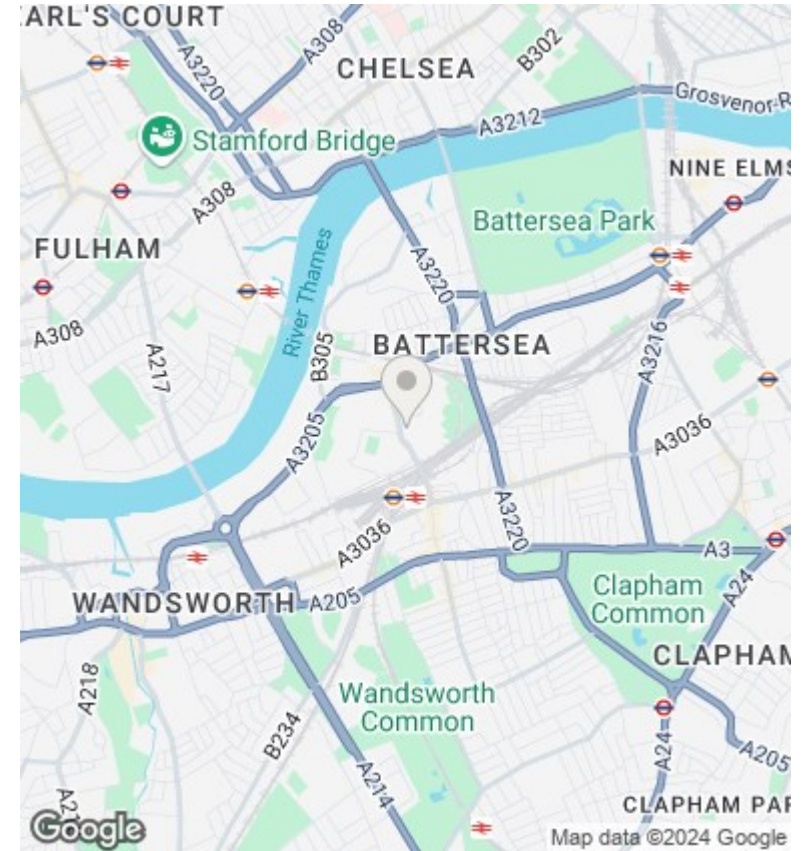


2ND FLOOR  
339 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

## Council Tax Band

D

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		