



Hertford Court
45 Falcon Road, SW11

CHESTERTONS





The well-balanced and bright accommodation of 540 Sq Ft enjoys its own private entrance, set to the rear of the building and comprises of a spacious lounge with a separate kitchen, a good-sized double bedroom with fitted storage and a three-piece bathroom suite.

Hertford Court is a purpose-built development on Falcon Road, benefiting from designated off-street gated parking and generous communal garden.

Transportation is close at hand with Clapham Junction mainline station just 0.3 miles away and numerous bus routes operating just on the doorstep along Falcon Road.

Lavender Hill and Northcote Road are also close at hand and offer an abundance of cafes, restaurants and shops for all commercial requirements.

- One Bedroom
- Close to Clapham Junction mainline station
- Very quiet, with own private entrance
- Generous communal garden
- Designated off-street gated parking

Asking Price £400,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-80	C	80	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

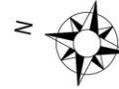
England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 94 years 3 months
Service Charge: £2,000 Per Annum
Ground Rent: £402 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: D

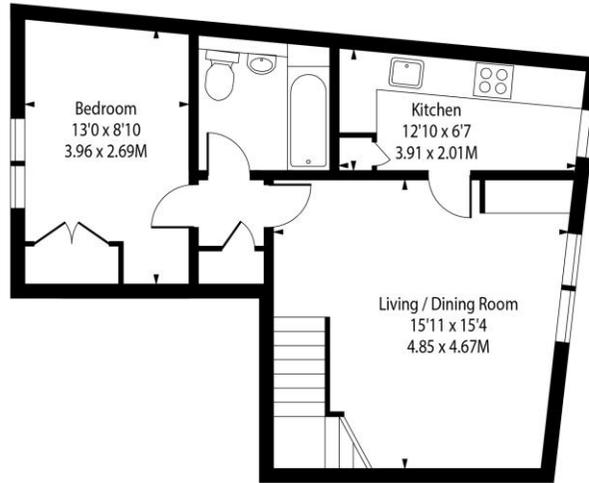
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Hertford Court, SW11



Ground Floor



First Floor

Approx Gross Internal Area **540 Sq Ft - 50.17 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45738

