



**Meadow House Fallsbrook Road, London SW16 6DY**



welcome to

## Meadow House Fallsbrook Road, London

A luxury two-bedroom first floor apartment boasting an open-plan kitchen reception room, flooded with natural light and benefiting from doors leading to a private balcony. The kitchen boasts fully integrated appliances and stone quartz worksurfaces. There is plenty of room for both a dining table and comfortable seating making it ideal for everyday living and entertaining. The large master bedroom has built-in wardrobes and there is a generous second bedroom. There is a smart bathroom and an enclosed utility space plus large storage cupboard to complete the accommodation. All apartments come with a 10-year structural warranty, air source heat pumps, underfloor heating and the latest in in-home technology. Interiors have engineered oak herringbone flooring, Farrow & Ball paints, bespoke cabinetry and storage, Shaker-style kitchens and bathroom sanitaryware by Nuie.

Meadow House is just an eight-minute walk to Streatham Common station with regular connections into Balham, Clapham Junction, Waterloo and London Bridge. An excellent selection of bars, restaurants and amenities are within easy reach and the wide-open spaces of Streatham Common are just a short walk away. Several bus routes offer good connections to popular nearby neighbourhoods including Tooting Broadway, Balham and Tooting Common.

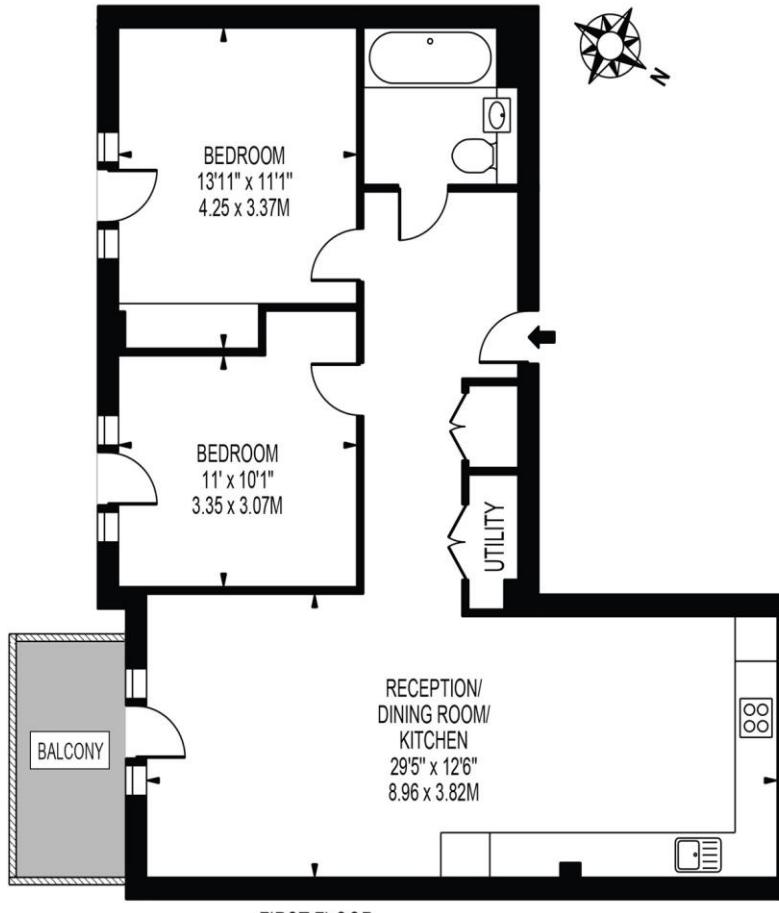
Meadow House is a prestigious collection of luxury apartments promoting the developers aim of 'more space, more light' and located in the sophisticated heart of Streatham.



# MEADOW HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 822 SQ FT - 76.37 SQ M

\*\*SPECIAL OFFER\*\*  
APARTMENT OF THE MONTH



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.  
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welcome to

## Meadow House Fallsbrook Road, London

- 990 YEAR LEASEHOLD WITH A SHARE OF THE FREEHOLD
- STUNNING ROOF GARDEN WITH 360 PANORAMIC VIEWS
- PRIVATE BALCONY
- STREATHAM COMMON STATION ONLY 8 MIN WALK
- UNDERFLOOR HEATING THROUGHOUT

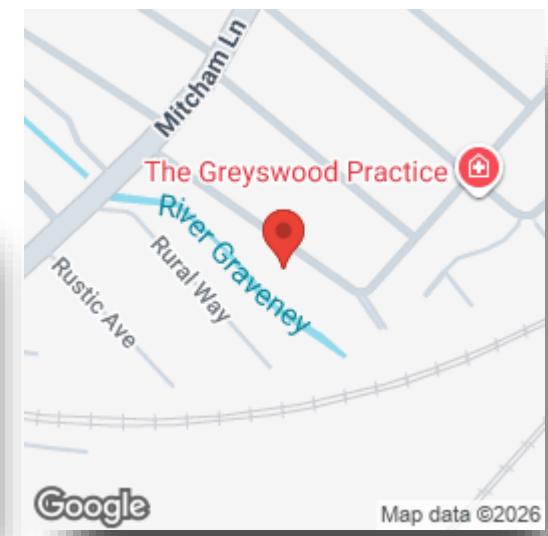
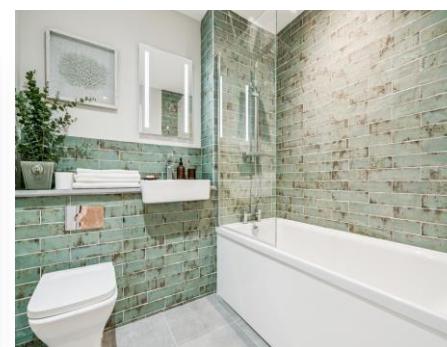
Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £500,000



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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.



Property Ref:  
STM110511 - 0004

Please note the marker reflects the postcode not the actual property



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