



barnard marcus

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

welcome to

## Meadow House Fallsbrook Road, London

The welcoming entrance hallway leads to a generous bedroom and a luxury bathroom. Upstairs, there is a sensational kitchen/reception room and a further spacious bedroom with an ensuite shower-room. Finished to the highest standard throughout, the home boasts a bright and airy feel with luxurious touches and a clever use of space.

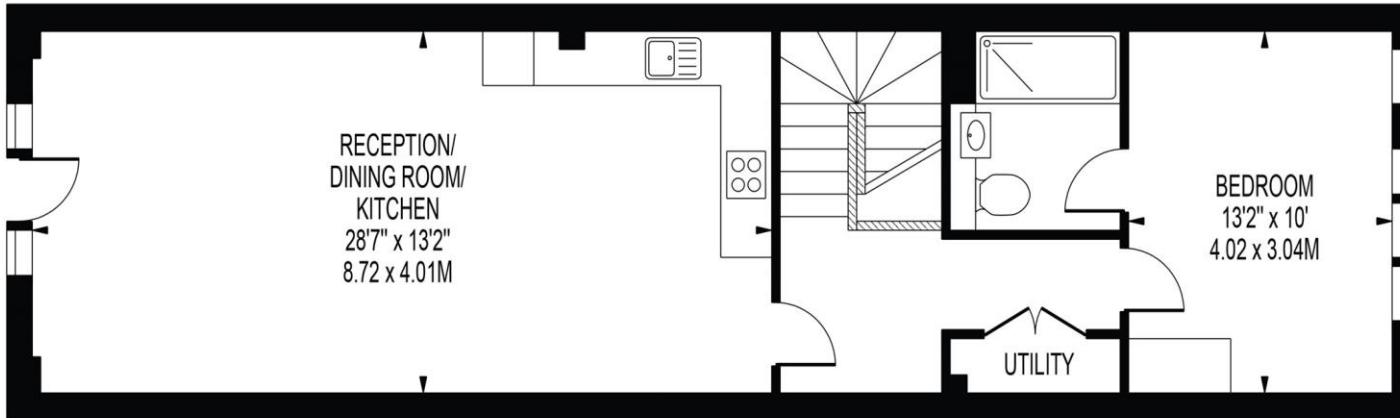
All apartments at Meadow House come with a 10-year structural warranty, air source heat pumps, underfloor heating and the latest in in-home technology. Interiors have engineered oak herringbone flooring, Farrow & Ball paints, bespoke cabinetry and storage, Shaker-style kitchens and bathroom sanitaryware 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

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1004 SQ FT - 93.32 SQ M



THIRD FLOOR



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.

welcome to

## Meadow House Fallsbrook Road, London

- 990 year leasehold with share of freehold
- Stunning roof garden with 360 panoramic views
- Bosch appliances including oven and hob
- Streatham common station only 8-minute walk
- Underfloor heating throughout

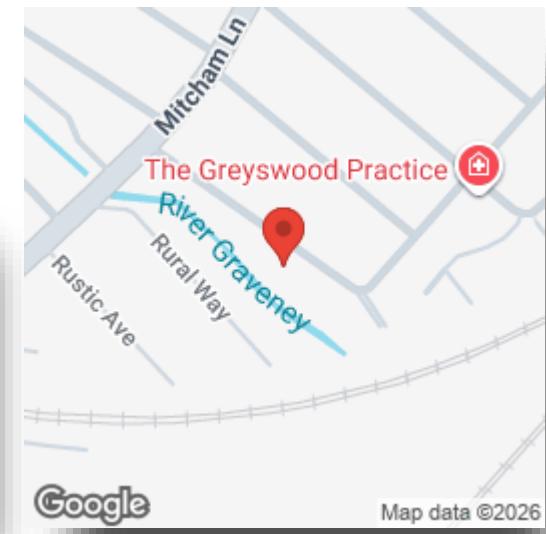
Tenure: Leasehold EPC Rating: Exempt

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.

# £610,000



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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:

STM110521 - 0002

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.



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