



Falcon Wharf
34 Lombard Road, SW11

CHESTERTONS





A wonderful 6th floor one bedroom apartment set within Falcon Wharf, an eye-catching modern development on the banks of the river Thames.

The extremely spacious accommodation of 852 Sq Ft comprises of an open plan reception space with a modern fitted kitchen area and doors to the winter garden, a spacious double bedroom with a large walk-in wardrobe, a modern bathroom suite and generous storage in the hallway.

Falcon Wharf is ideally situated in a prime riverside location and offers residents access to a stunning communal roof terrace, as well as a 24-hour concierge and secure underground parking. There is easy access to the public transport network at Clapham Junction, a short walk away, as well as to the Thames Clipper at Plantation Wharf.

- One bedroom
- Underground Parking
- Winter Garden
- 852sq ft
- Chain Free

Asking Price £400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Service Charge: £6032.66

Ground Rent: £725.62 Increases by RPI - Next review 1/4/2034

Local Authority: Wandsworth Council

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

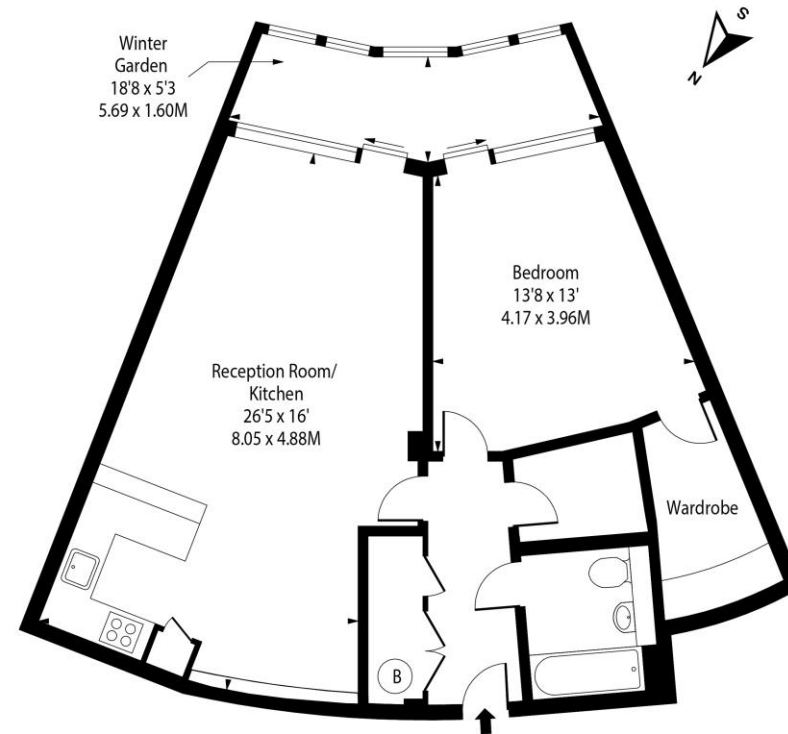
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Sixth Floor

Approx Gross Internal Area **852 Sq Ft - 79.15 Sq M**

Includes Limited Use Area and Winter Garden - 92 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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