



Falcon Road, London SW11 2LR



welcome to

Falcon Road, London

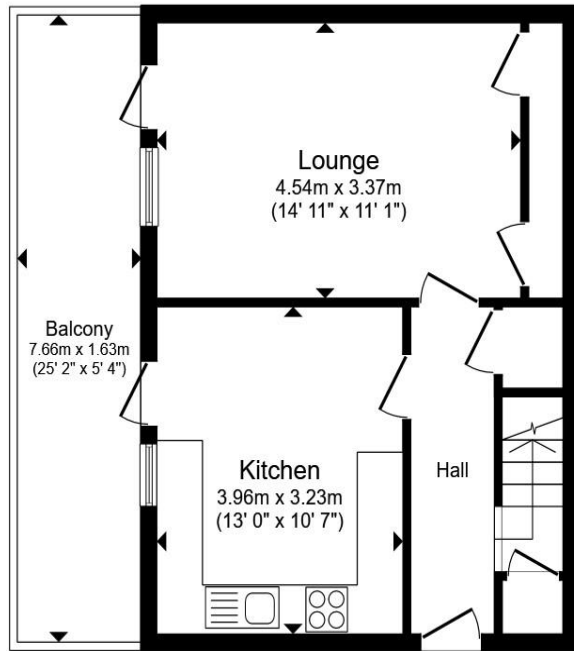
Set on Falcon Road in the heart of Battersea, this well-proportioned two double bedroom split-level flat offers an excellent opportunity for both first-time buyers and investors alike. Arranged over two floors, the property provides a practical and spacious layout, with clear separation between living and sleeping areas.

The flat is presented in average condition throughout, offering a fantastic blank canvas for those looking to modernise and add value. The accommodation comprises two generous double bedrooms, a bright reception room, a separate kitchen, and a family bathroom. A private balcony provides valuable outdoor space, ideal for enjoying warmer months or a morning coffee.

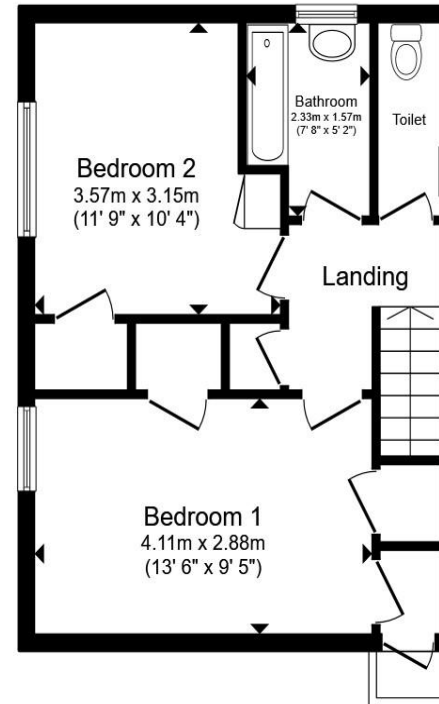
Falcon Road is superbly located for access to a wide range of local amenities, including shops, cafés, and restaurants found along Battersea Park Road and Northcote Road. The green open spaces of Battersea Park are also within easy reach, perfect for leisure and recreation.

Transport links are excellent, with Clapham Junction Station approximately 0.3 miles away, providing direct services to London Waterloo in around 10 minutes, as well as connections across London and beyond. Numerous bus routes are also available along Falcon Road, offering convenient access into Central London and surrounding areas.





Ground Floor



First Floor

Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Split-level Layout Offering Excellent Space and Separation
- Two Genuine Double Bedrooms
- Private Balcony
- Separate Kitchen
- Excellent Transport Links (approx. 0.3 miles)

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1517.29

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106922](https://www.barnardmarcus.co.uk/Property/BTS106922)



Property Ref:
BTS106922 - 0002

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barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)