

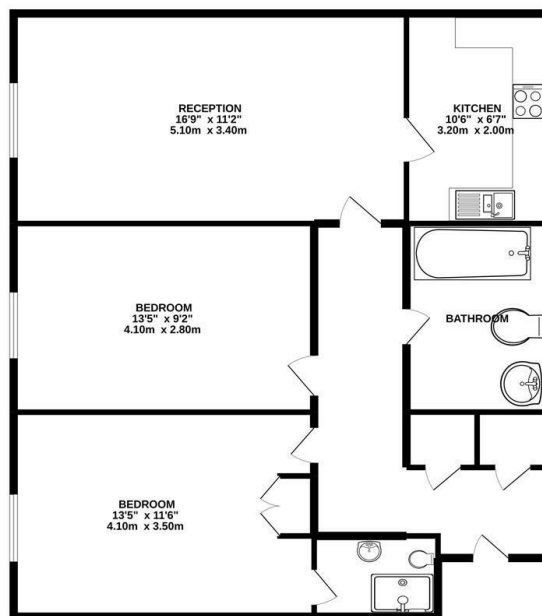


## Falcon Road, London, SW11 2PH

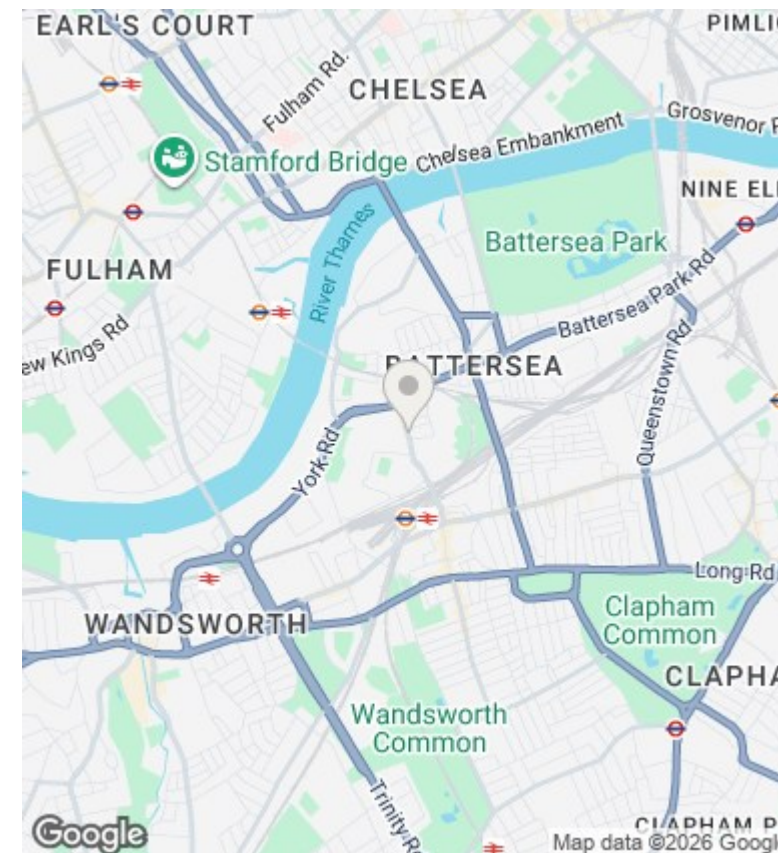
£2,500 PCM

- Newly Refurbished to High Standard
- Wandsworth Council Tax
- Communal Garden
- First Floor Flat
- Secure Off Street Parking
- Modern Fitted Kitchen
- Short Walk to Clapham Junction Station
- Two Modern Bathrooms
- Two Double Bedrooms
- Double Glazed

# SECOND FLOOR 745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetreX 12/2022



## Directions

## Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	