

# URBAN lettings



Falcon Road, London, SW11 2PH

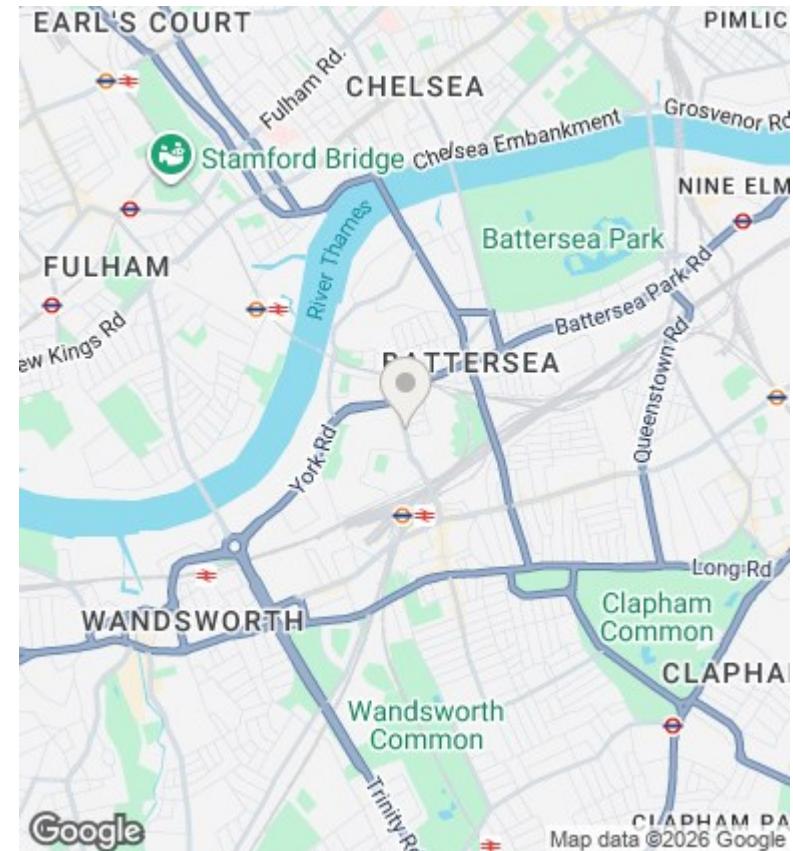
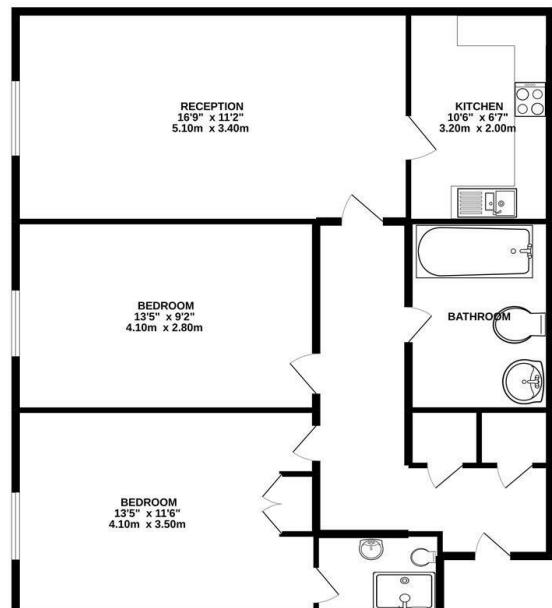
£2,500 PCM

- 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.



## 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	