



## Lombard Road, London

**Asking Price £485,000**

Nestled in the vibrant area of Lombard Road, London, this modern apartment offers a delightful blend of comfort and style. Spanning an impressive 897 square feet, the property features a well-appointed reception room.

The apartment boasts two spacious bedrooms, providing ample room for rest and privacy. The contemporary design is complemented by a stylish bathroom, ensuring convenience and comfort.

With its modern age, this property is equipped with the latest amenities, making it an ideal choice for those seeking a contemporary living experience in one of London's most sought-after locations. Whether you are a first-time buyer or looking to invest, this apartment presents a wonderful opportunity to enjoy city living at its finest.

Approx. 177 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: E (Wandsworth Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Secure Parking

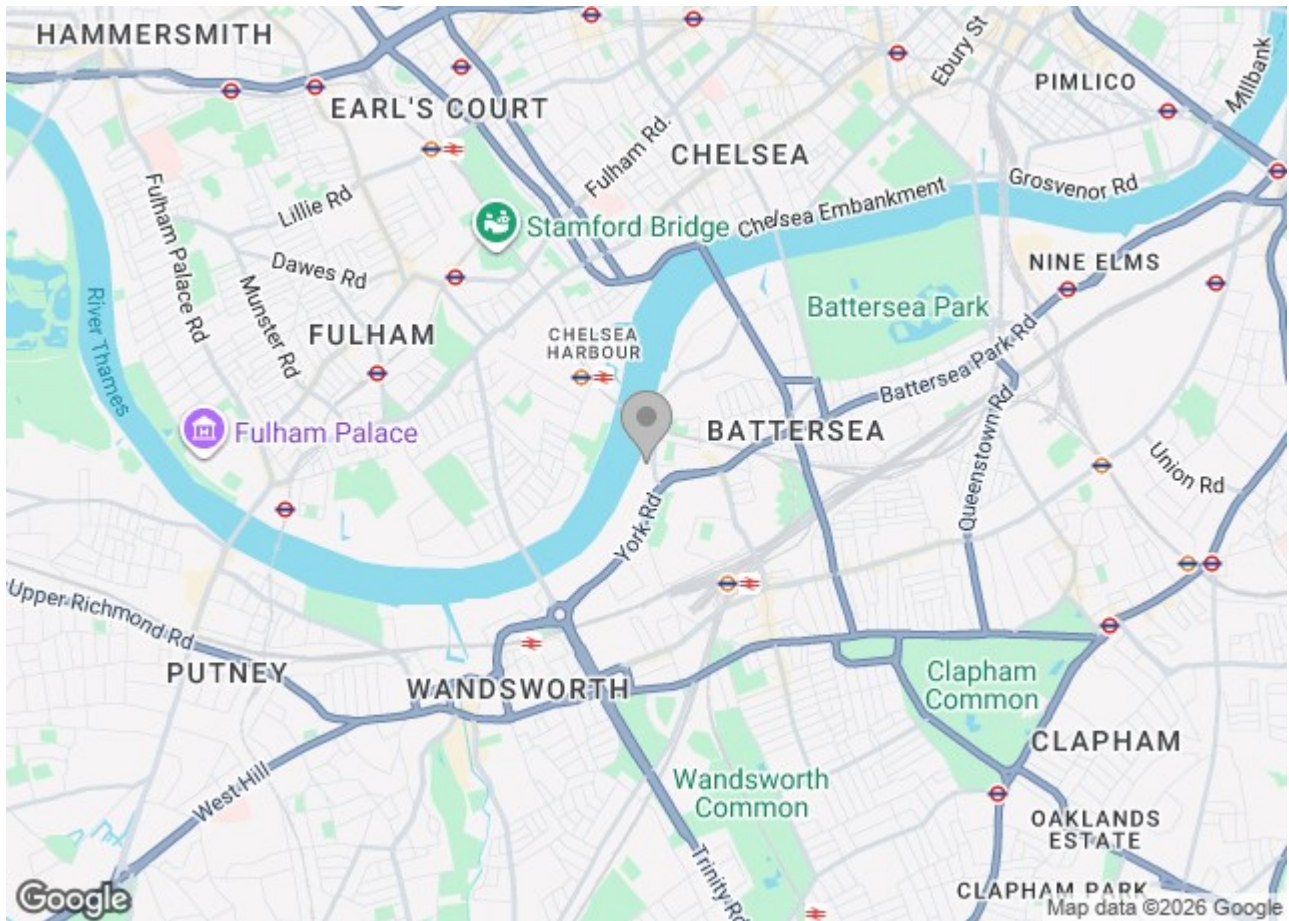
\*\* Please note some photos have been virtually staged for marketing purposes\*\*

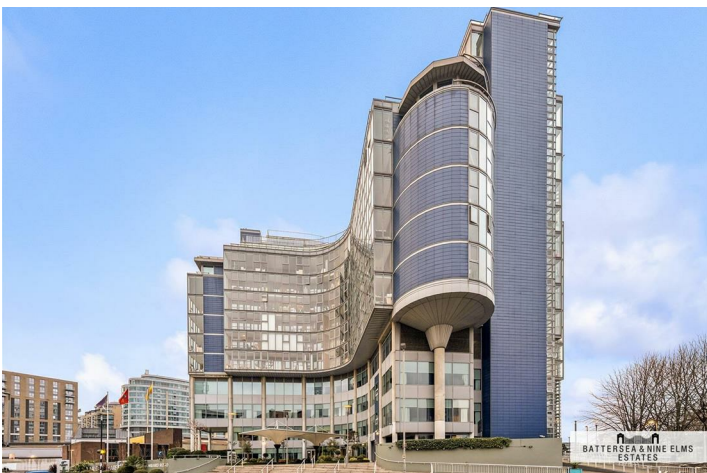
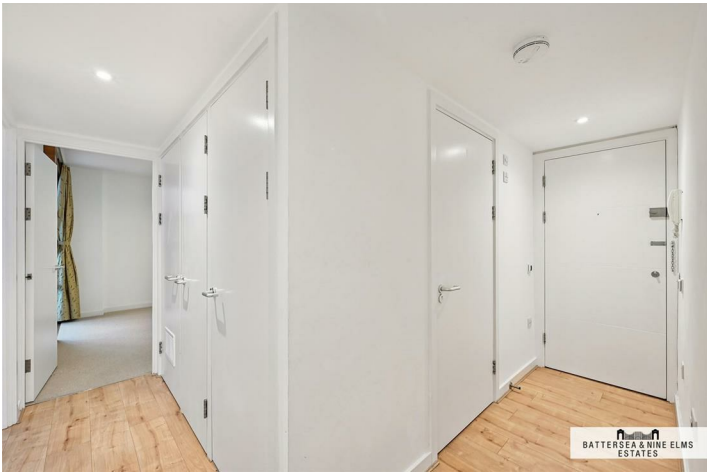
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# Lombard Road London



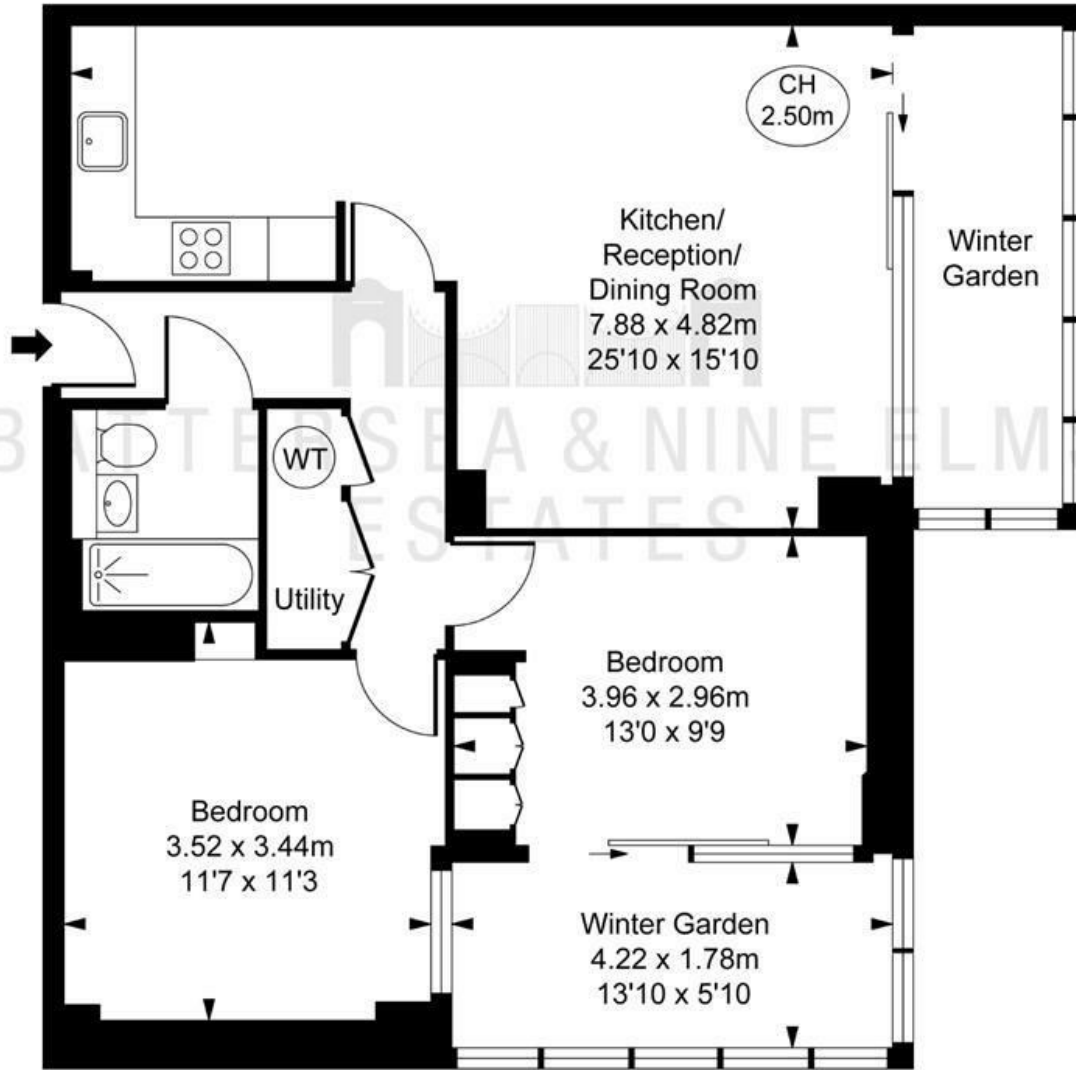
- Two bedrooms
- One bathroom
- Two winter gardens
- Large reception area







**Falcon Wharf,**  
**Lombard Road, SW11**  
 Approximate Gross Internal Area  
**83.29 sq m / 897 sq ft**  
 ( Including Winter Gardens  
 14.16 sq m / 152 sq ft )  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>	<b>67</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC