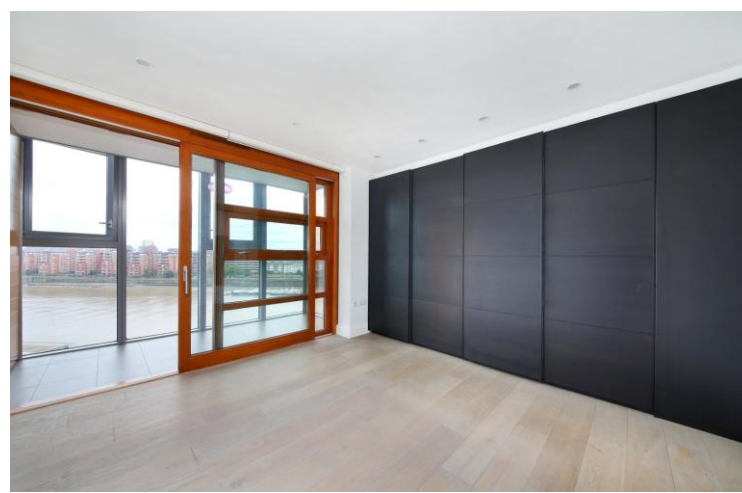




Lombard Road
Battersea, SW11

CHESTERTONS





A stunning three bedroom apartment spreading over the 6th and 7th floor of Falcon Wharf situated on the Battersea Riverside. The flat has direct and unobstructed views of both the river Thames and the London skyline.

The property is spacious and the accommodation comprises a large open plan reception room with two winter gardens and views over the River Thames. The kitchen is well-equipped with a range of integrated appliances and the floor to ceiling windows provide natural light throughout. There is a large entrance hall with an abundance of storage and separate WC on this floor.

The upstairs offers three double bedrooms, including the principal room with ensuite bathroom and a third winter balcony. There is also a modern family bathroom, utility cupboard with further storage and a separate entrance from the 7th floor.

The property further benefits from an allocated secure underground parking space. Additional benefits include access to a 24-hour concierge service, several shared roof terraces, and a gym and health spa on site.

- Direct views over the River Thames
- Approx 1827 Sq. Ft
- Three bedrooms, two bathrooms
- Secure allocated underground parking
- Three winter gardens
- 24 hour concierge

Asking Price £1,300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 176 years 6 months

Service Charge: £9,671.94 per annum

Ground Rent: £1,140.28 per annum

Local Authority: Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

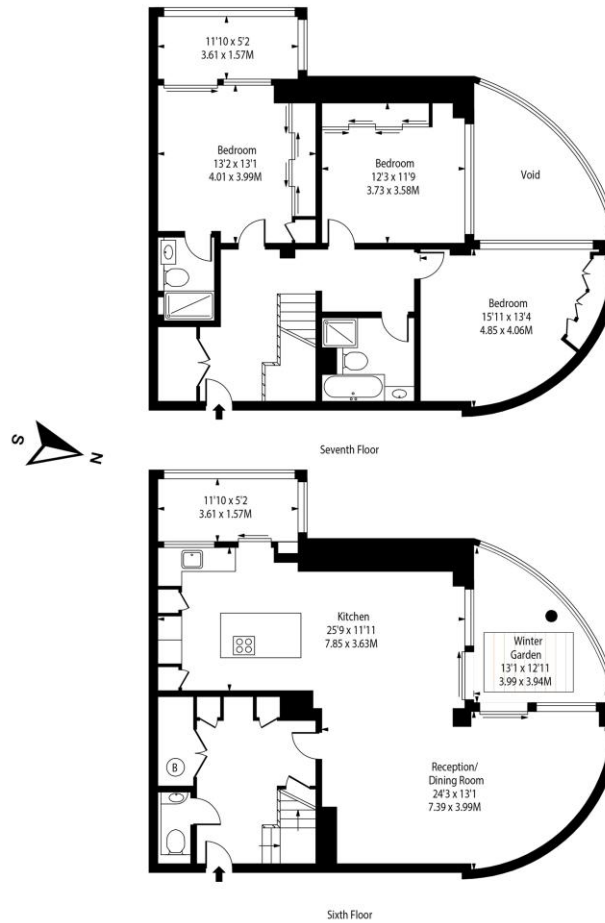
SW11 3AG

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0203 040 8700

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Falcon Wharf, SW11



Approx Gross Internal Area 1827 Sq Ft - 169.73 Sq M

Includes Limited Use Area - 39 Sq Ft
Includes Winter Gardens - Excludes Void
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54986



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