



Falcon Road
London, SW11





Situated on the fourth floor, this well-proportioned three-bedroom apartment extends to approximately 831 sq ft (77.2 sq m) and benefits from a superb private terrace measuring over 60 ft in length, providing excellent outdoor entertaining space.

The apartment comprises a spacious reception room with ample room for both seating and dining, a separate fitted kitchen with built in appliances, and three well-balanced double bedrooms with storage space. The principal bedroom enjoys the benefit of an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

The standout feature of the property is the impressive private terrace, which runs along much of the apartment and is accessible from multiple rooms, creating an abundance of natural light throughout.

Located on Falcon Road, the property is ideally positioned for the excellent transport links, shops, cafés and restaurants of Battersea, with Clapham Junction 0.3 miles away, providing convenient access into Central London.

- Three double bedrooms
- Modern finish throughout
- Exceptional private terrace (approximately 60 ft)
- Fourth floor
- Lift access

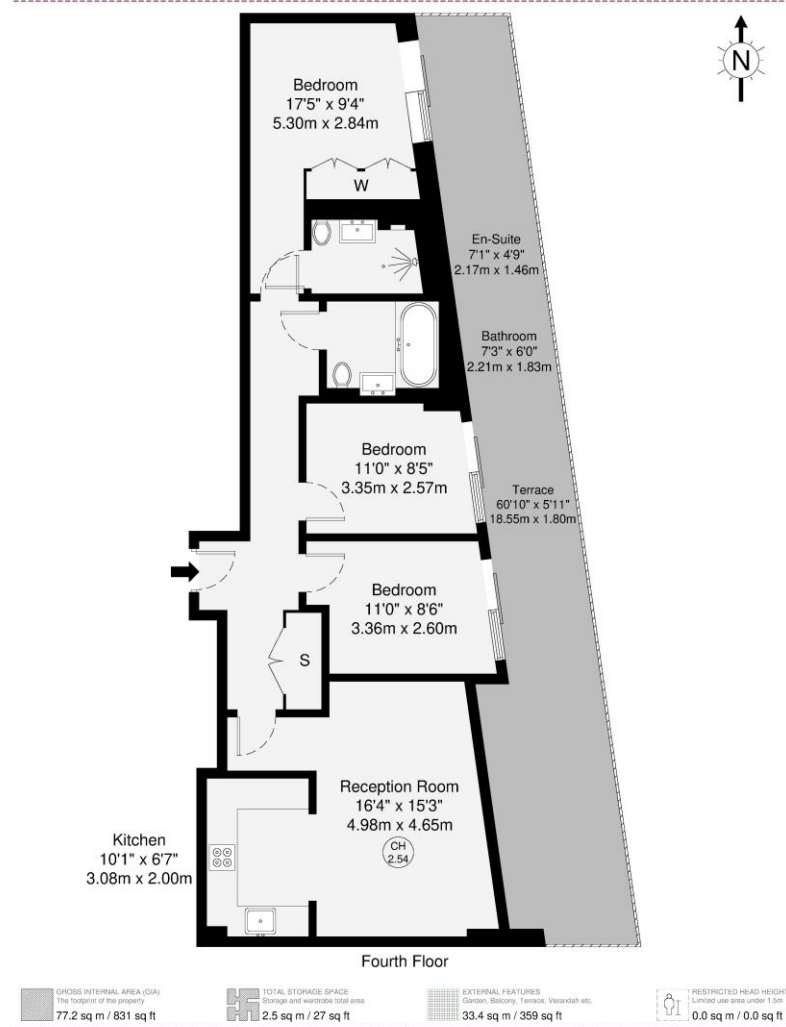
Offers in excess of
£700,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 117 years 1 months
Service Charge: £3,600 Per Annum
Ground Rent: N/A
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE