

URBAN lettings

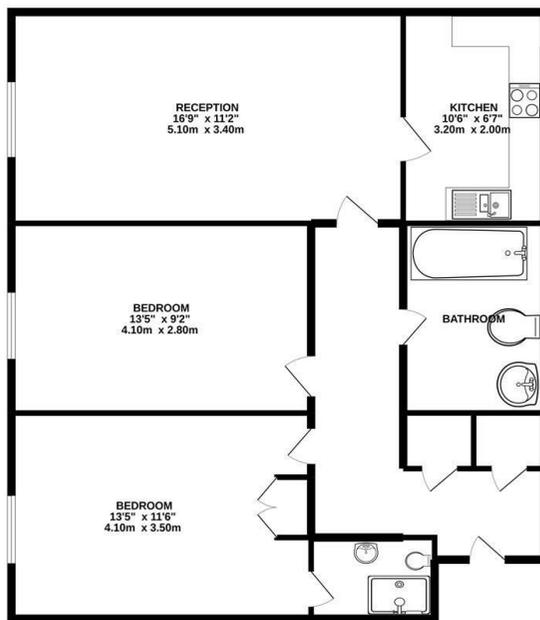


Falcon Road, London, SW11 2PH

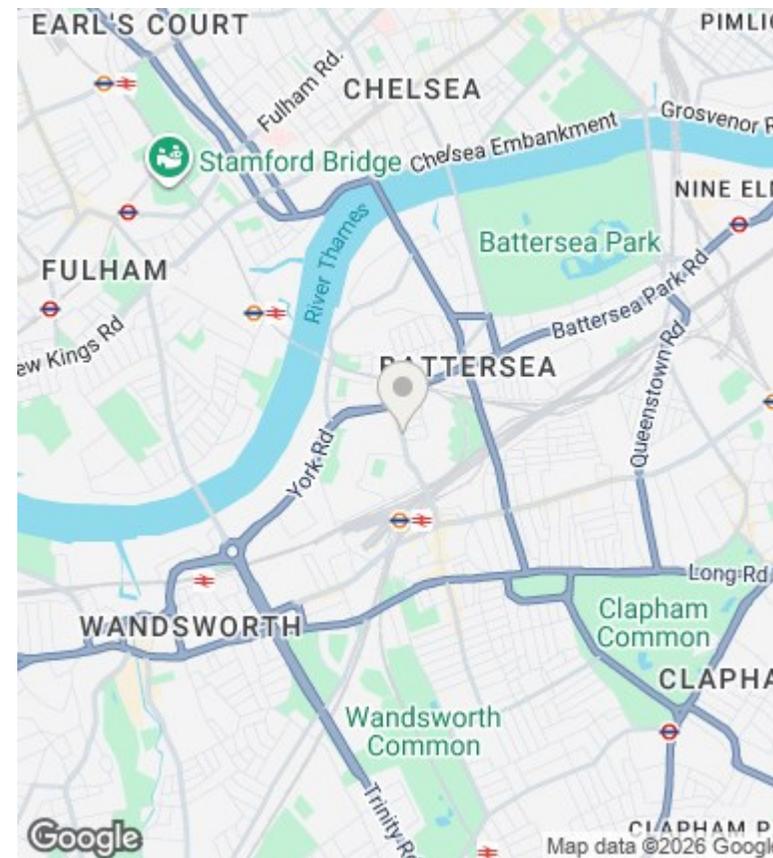
£2,350 PCM

- 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 can be given regarding their operation or efficiency cost to the user.
Made with iMagine 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 |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |