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Falldon House Union Grove, LONDON SW8 2QR



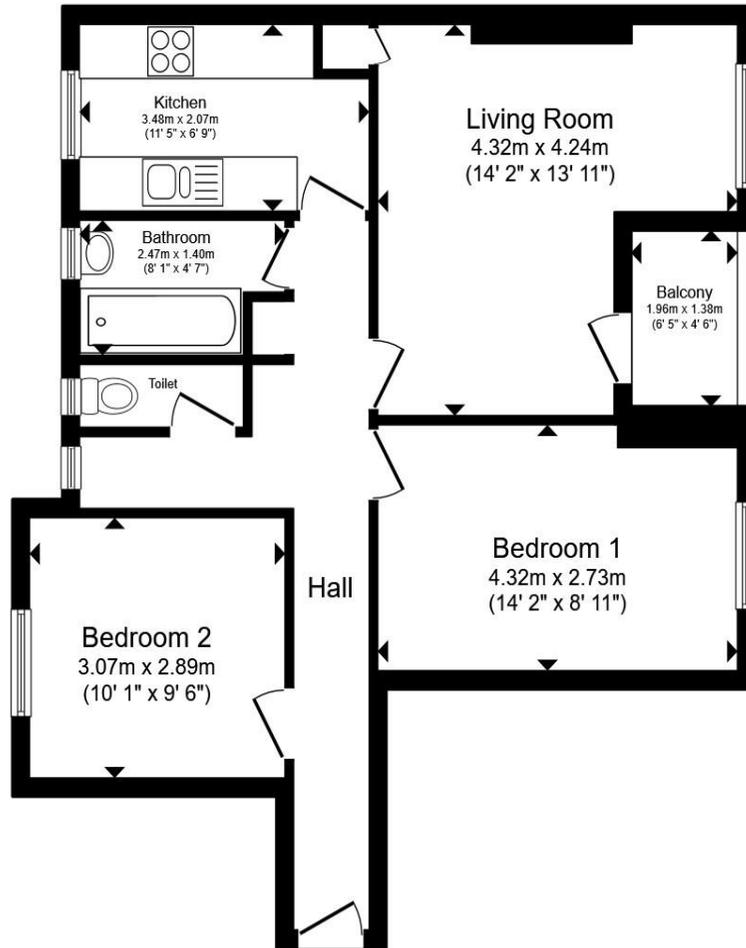
welcome to

Falldon House Union Grove, LONDON

A well-proportioned two double bedroom apartment for sale, featuring a generous reception room, a separate fitted kitchen and the added benefit of a private balcony.

Positioned on the second floor of a well-maintained 1920s purpose-built block, the property is presented in good order throughout and enjoys a highly convenient setting. Larkhall Park's open green spaces are close at hand, while excellent transport links are available via Wandsworth Road, Clapham, Stockwell and the rapidly evolving Nine Elms district





Total floor area 60.6 m² (652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Falldon House Union Grove, LONDON

- Two double bedroom
- Private balcony
- Second floor of a well-maintained 1920s purpose-built block
- Close to Larkhall Park
- Excellent transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2300.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM108326](https://www.barnardmarcus.co.uk/Property/CPM108326)



Property Ref:
CPM108326 - 0007

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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