

# URBAN lettings

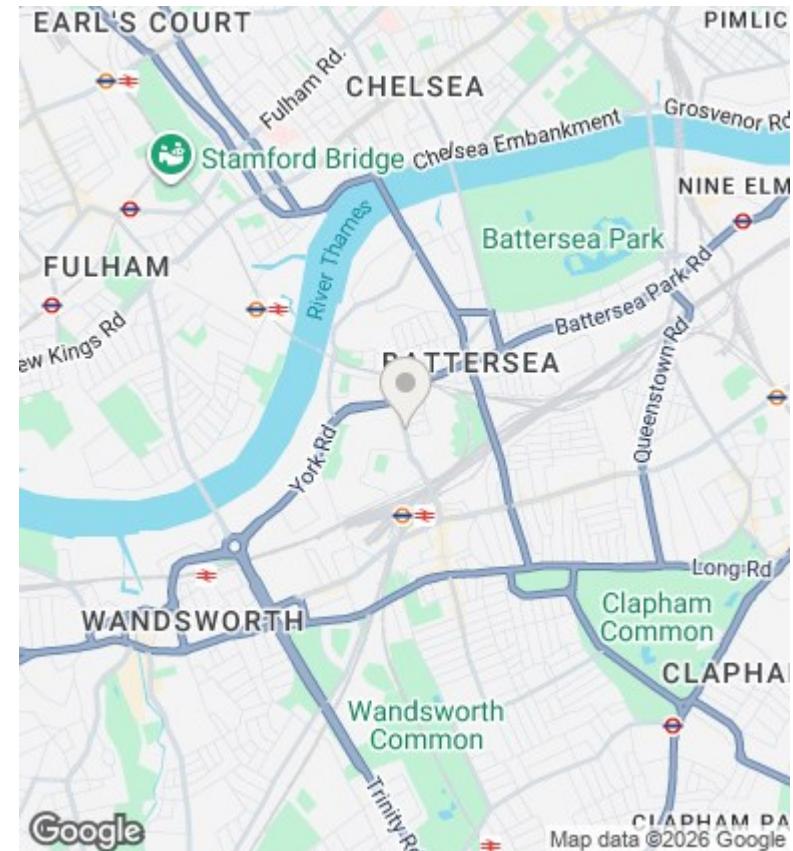
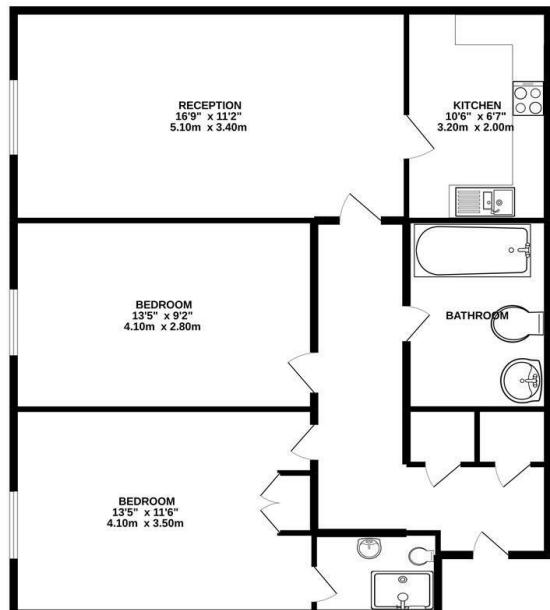


11 Hertford Court, 45 Falcon Road, London, SW11 2PH

£2,850 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.



## 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 76        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |