



Falcon Road, Battersea SW11



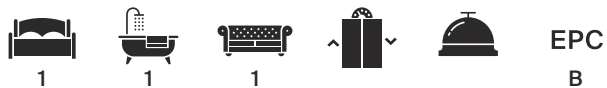
Falcon Road

Battersea SW11

Set on the third floor of an attractive modern development is this very well laid out one bedroom apartment with wooden floors throughout. With approximately over 560 square feet of living space, this property offers the incoming purchaser the opportunity to secure a turn-key ready home.

Upon entering one is greeted with a bright hallway which leads into the spacious kitchen, dining and reception area. The kitchen is fully equipped with integrated appliances as well as smart wall and base storage units. The space is designed in such a way that it encompasses an area for a large dining table and chairs as well as ample area for lounging and entertaining.

Access to the private balcony is through the large floor to ceiling glass door which floods the room with natural light.



Guide price: £525,000

Tenure: Leasehold: approximately 125 years remaining

Service charge: £1,900 per annum, reviewed annually

Ground rent: £250 per annum, reviewed annually

Local authority: London Borough of Wandsworth

Council tax band: D

There is a generously sized bedroom which features smart built in storage as well as direct access to the balcony and striking views of the surrounding areas via the large windows. The bathroom is very modern and features an inviting rain fall shower.

Residents of the development benefit from access to a vast communal roof terrace which features a large barbeque, seating areas and a table tennis table. There is secure bicycle storage underground as well.





Location

Little India is a coveted area of Battersea located between Battersea Park, Clapham and the River Thames. Transport links are found at Clapham Junction only 0.4 miles away for fast and direct access to Central London, or Heathrow and Gatwick airports. Direct trains are running regularly to Victoria, Vauxhall and Waterloo.

A number of bus routes serve the area, the closest bus stop is only 3 min walk away with buses going to Chelsea, Vauxhall and Victoria. You are a short walk away from the eateries and shops of St John's Hill, Lavender Hill, Northcote Road and Clapham Common, and a quick drive to the river and over to King's Road, Chelsea. All times and distances are approximate.



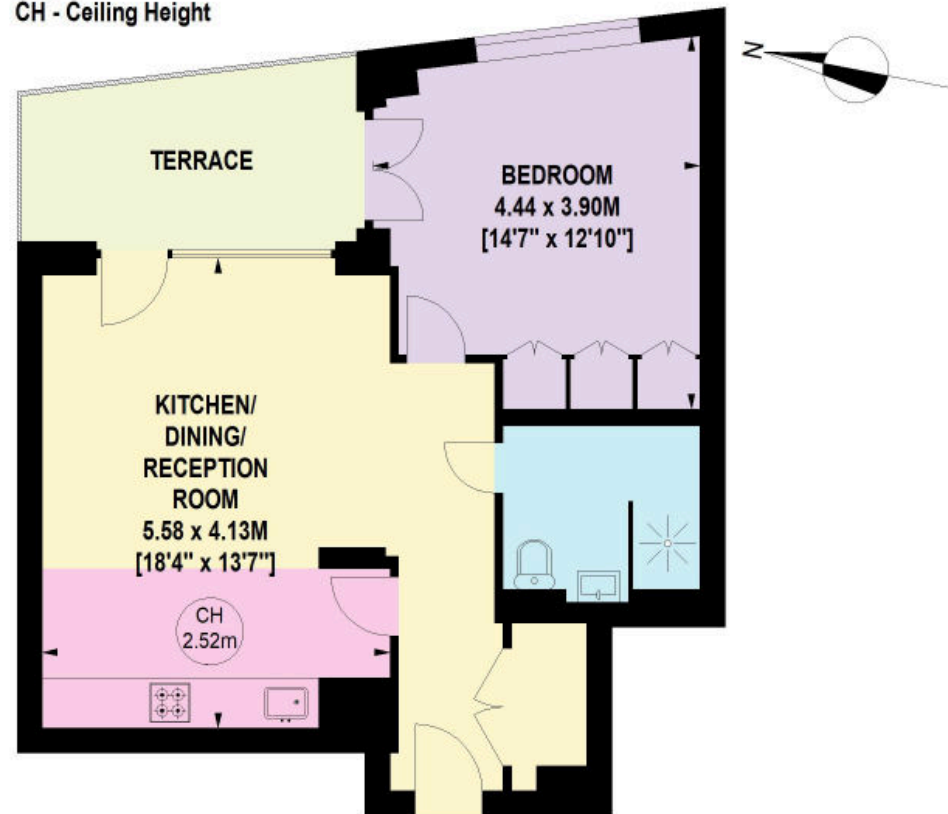
The area also hosts a number of fantastic schools like Thomas's and Newton Prep, leisure facilities, green spaces, and charming restaurants and pubs nearby.



**Approximate Gross Internal Area : 52.49 Sq. metres
565 Sq. feet**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Key :
CH - Ceiling Height



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2022. Photographs and videos dated November 2022.

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