

Falcon Wharf

Battersea, SW11

CHESTERTONS











A large 1,100 sq. ft two-bedroom, two-bathroom apartment with exquisite direct river views from all windows. Located in a secure building with a concierge and fob access.

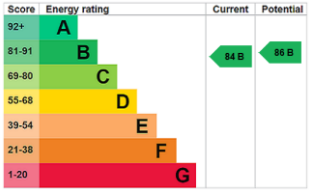
The spacious accommodation comprises an open-plan reception area with a modern fitted kitchen and doors leading to a bright winter garden, offering gorgeous uninterrupted views of the River Thames.

The apartment further benefits from two generous double bedrooms. The principal bedroom features an en-suite bathroom and a large walk-in wardrobe. There is a further double bedroom and a modern bathroom suite. The property also offers plentiful storage throughout.

The property benefits from video entry, four communal roof terraces, and a 24-hour concierge service. Located within proximity of the restaurants and amenities on Battersea Square and Clapham Junction with mainline access to the city and outer London, and frequent bus links direct to Victoria.

- River Views
- 24 Hour Concierge
- Secure Building
- Winter Garden
- Communal Roof Terrace
- Near Clapham Junction

£3,000 pcm
Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees



Deposit Required: Five Weeks
Local Authority: London Borough of Wandsworth
Council Tax Band: D
EPC Rating: B

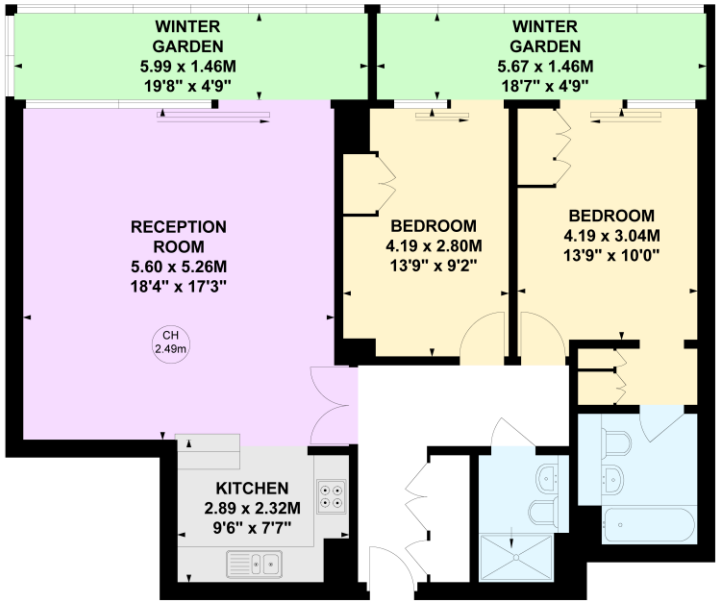
Chestertons Battersea Park & Nine Elms Lettings
62-64 Battersea Bridge Road
London
SW11 3AG
batterseapark@chestertons.co.uk
02030408269
chestertons.co.uk

Lombard Road, SW11

Approximate gross internal area
102.55 sq m / 1104 sq ft
(Including Winter Garden)
Winter Garden : 17.08 sq m / 184 sq ft

Key :
CH - Ceiling Height

N



Sixth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable