

Lombard Road | London, SW11



**£730,000**  
**Leasehold**

• Large 1,373 sq ft Apartment • Set over two floors • 3 Double Bedrooms • 2 Bathrooms • Smart Development with Lift and Concierge • Massive Open Plan Reception Room and Kitchen • Riverside Location • Winter Balcony • 15 min walk to Clapham Junction • 15 min walk to Battersea Park

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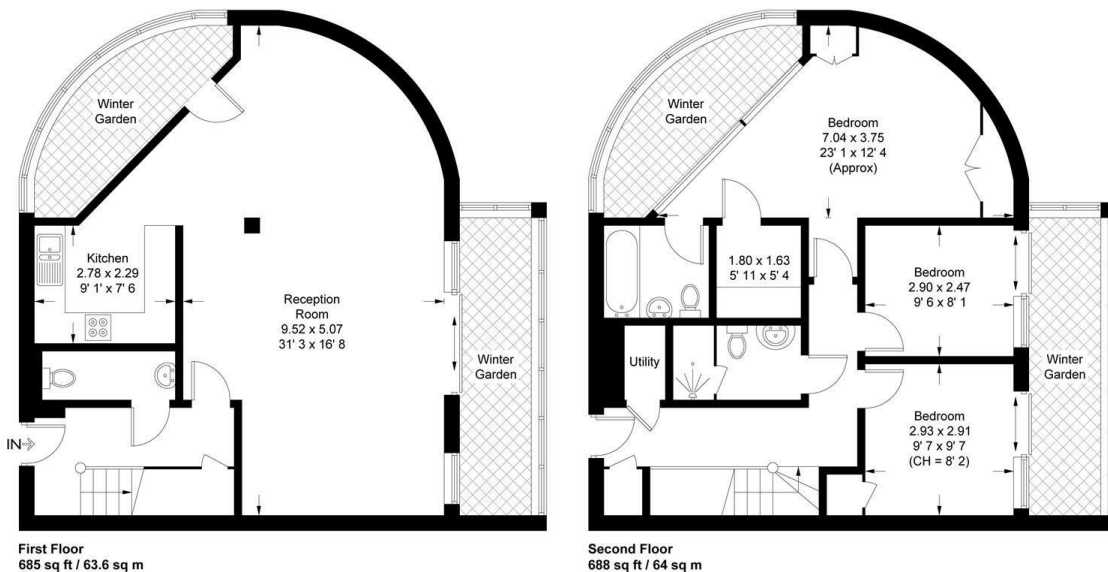
Exceptional duplex apartment set within a striking residential development on the Battersea riverside, this spacious 3 bedroom apartment offers contemporary living space with great views. It benefits from a large open plan kitchen / reception and dining area, three double bedrooms and two bathrooms with one being a large en-suite.

The tranquil riverside walks of the Thames Path are on the doorstep and lead to the bars and cafes of vibrant Battersea Square as well as the green open spaces of Battersea Park. Clapham Junction station is within 12-15 minutes walk and there are good bus services into the West End and City.

Long lease of 178 years.  
Wandsworth council tax - Band G  
Service Charge - £8,914 PA

## Falcon Wharf

Approximate Gross Internal Area = 1373 sq ft / 127.6 sq m  
(Excluding Winter Garden)  
Winter Garden = 326 sq ft / 30.3 sq m  
Total = 1699 sq ft / 157.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

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.

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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