



# Spacious one bedroom apartment with river views

Falcon Wharf, 34 Lombard Road, SW11

Leasehold



- Open plan reception room/ kitchen
- Generous bedroom
- Bathroom
- Parking space
- 24 hour concierge
- River and city views
- EPC rating: D

#### Local information

Falcon Wharf is located on the Battersea Riverside, a short distance from the charming cafes and restaurants of Battersea Square. Clapham Junction (0.6 miles) offers regular services into London Victoria and Waterloo, as well as out to Gatwick airport. The Thames Clipper also stops at nearby Plantation Wharf Pier and provides a pleasant commute into the City or out to Canary Wharf.

#### About this property

This exceptional one bedroom apartment in the popular Falcon Wharf development, offers spectacular 10th floor views of the River Thames and London skyline. Beautifully presented throughout, the accommodation is arranged over 752 sq ft and comprises a spacious open plan reception room and fully fitted kitchen, generous bedroom with plentiful storage and separate well-appointed bathroom. The reception room and bedroom open out to a winter garden which offers the perfect spot to enjoy the fabulous views. The apartment also comes with the added convenience of a secure underground parking space. Residents of Falcon Wharf will benefit from excellent 24 hour security and concierge service, as well as access to a private roof terrace overlooking the river.

#### Tenure

Leasehold

#### Local authority

Wandsworth Borough Council

Falcon Wharf, 34 Lombard Road, SW11  
**Gross internal area (approx)** 69.84 sq m/ 752 sq ft



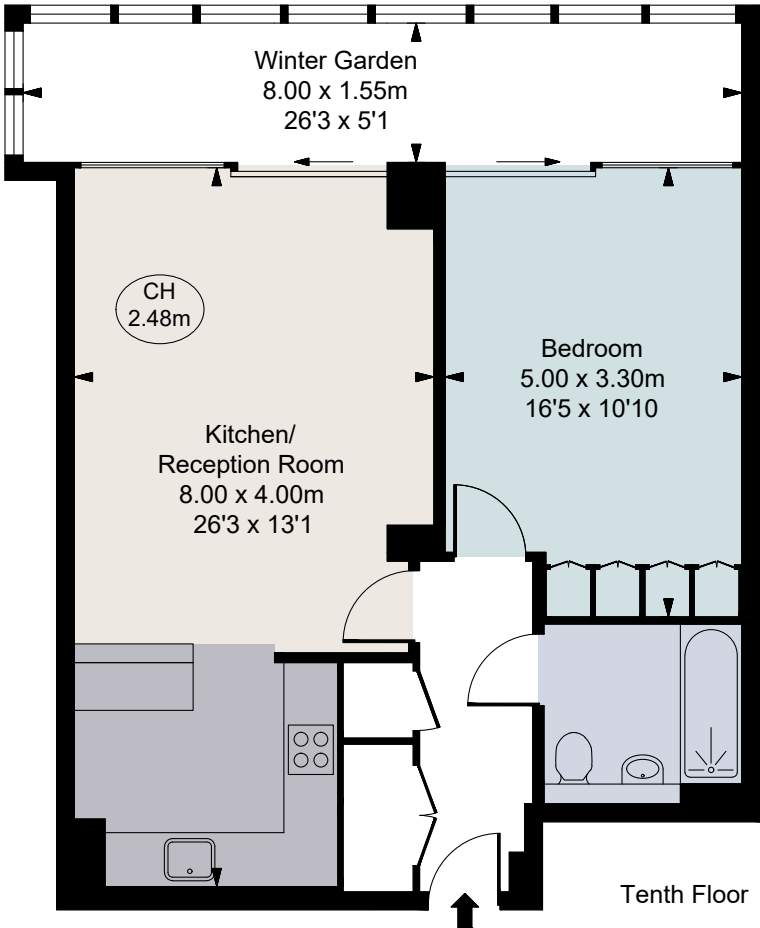
savills

savills.co.uk

#### Savills Waterfront

waterfrontlondon@savills.com

0208 877 4823

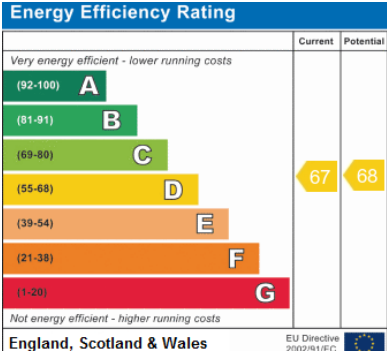


#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.



For identification only. Not to scale. © 21/01/2020

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fulhamperformance.co.uk

