

10 Kite House

Meyrick Road | Clapham Junction

GUIDE PRICE £450,000 STC



10 Kite House

Meyrick Road | Clapham Junction | London | SW11 2NJ

A spacious and bright two bedroom apartment located on a desirable gated development situated only moments from Clapham Junction. The development, known as the Falcon Estate, offers communal gardens, swimming pool, Jacuzzi, gymnasium and portorage. The property offers a large family/dining room, a kitchen, two double bedrooms and two bathrooms.



Location

The Falcons is situated off Grant Road in Battersea, behind Clapham Junction where there are various popular shops, bars and restaurants. It is located just moments away from Clapham Junction Railway Station with links to London Victoria, London Waterloo and Gatwick.

Accommodation Comprises

ENTRANCE LOBBY | FAMILY/DINING ROOM | KITCHEN | TWO DOUBLE ROOMS | TWO BATHROOMS

Amenities Include

GATED DEVELOPMENT | ALLOCATED PARKING | SWIMMING POOL | GYMNASIUM | COMMUNAL GARDENS | ON SITE CONCIERGE



The Property

The Falcons estate, built in 1965, was formerly a Local Authority development before it was privatised and refurbished in the 1980's. It is made up of two eighteen storey high rise blocks with scenic views over London and five low rise buildings set in secure landscaped gardens with allocated parking.

10 Kite House is located on the second floor, and benefits from secure entry system.

The family/dining room has views over the communal gardens and opens onto the tiled kitchen, which is well equipped with a laminate range of wall and base units, topped with a laminate worktop, a twin stainless steel sink with drainer and mixer taps. The range of appliances includes a Kenwood four ring induction hob with stainless steel above, a Hotpoint washing machine, a wall mounted Hoover oven and an Ariston fridge/freezer.

Both the bathrooms benefit from tiled floor and walls, white suite comprising low level WC, pedestal wash hand basin and a panelled bath with hand held shower attachment.

Terms

Tenure: Leasehold 93 years 5 months

Local Authority: London Borough of Wandsworth

Council Tax Banding: E

Service Charge: £1,905 per annum, paid half yearly in advance

Service Charge for Garage: £207 per annum paid yearly in advance

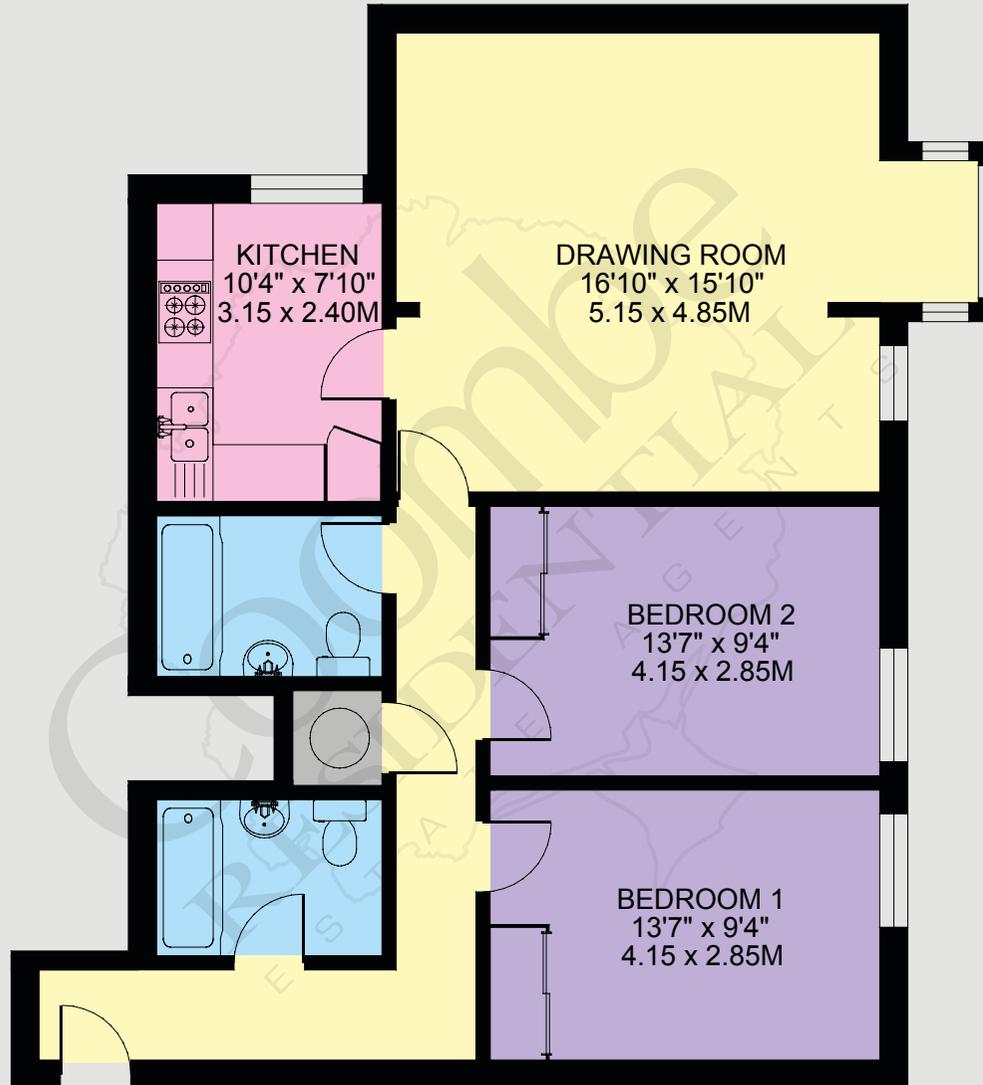
Guide Price: £450,000 STC

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.

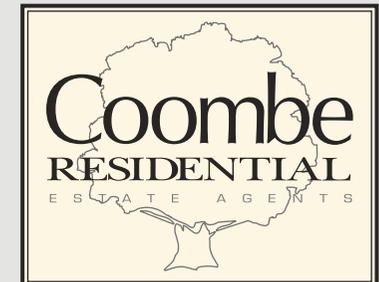
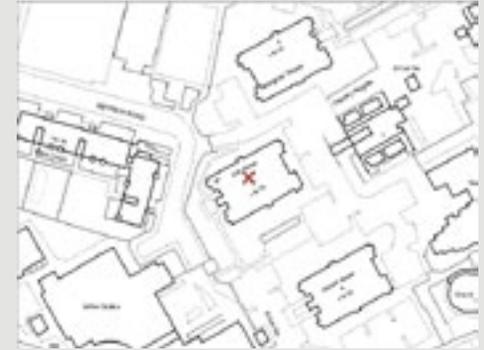


10, KITE HOUSE SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
860 SQ.FT / 79.9 SQ.M.



FIRST FLOOR



020 8947 9393

COOMBERESIDENTIAL.COM

259 COOMBE LANE WIMBLEDON LONDON SW20 0RH

COPYRIGHT: PLAN PRODUCED FOR 'COOMBE RESIDENTIAL' BY FLOORPLANNERS 07801 22889
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

