



**Peregrine House, Sullivan Close, London SW11 2NL**

**welcome to**

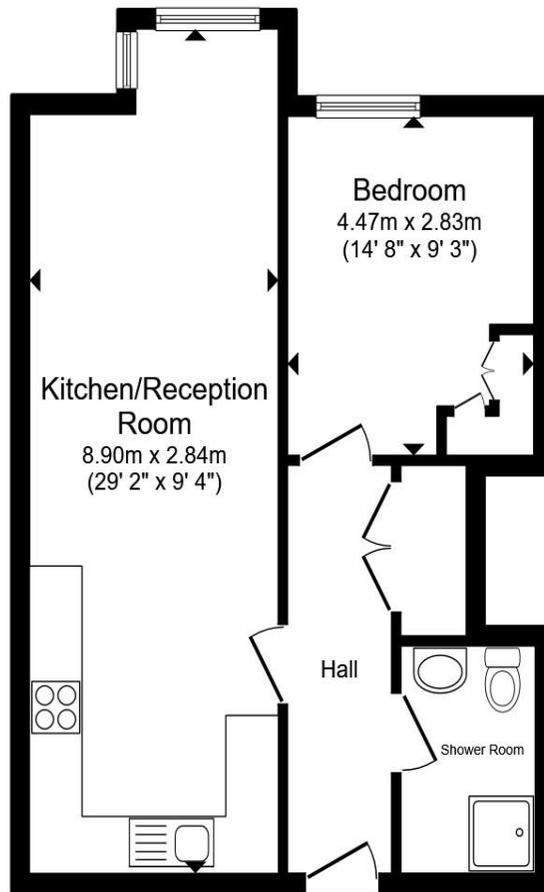
## **Peregrine House, Sullivan Close, London**

Situated on the second floor of this private building is this beautifully presented and ideally located one bedroom purpose built flat, offering luxurious and well-proportioned accommodation. Having been fully refurbished by the current owner to the high standard, the property benefits from a modern fitted kitchen/living room, a double bedroom with built in wardrobes, and a modern stylish bathroom.

This apartment further benefits from a new wooden floor throughout, lots of storage. door intercom system, an allocated parking space, concierge, on site leisure facilities including gym, pool, hot tub and sauna.

Falcons estate is a well-run development offering you close access to the best that Battersea has to offer. Clapham Junction is close by giving you commute times of around 10 mins to Victoria & Waterloo as well as direct routes to Gatwick. There are a number of cafes, bars and restaurants of Northcote Rd and St Johns Hill is just a few minutes' walk away.





## Second Floor

Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Peregrine House, Sullivan Close, London

- Newly Refurbished One Bedroom Apartment
- Fully Fitted Kitchen
- Modern and Stylish Bathroom
- Allocated Parking
- Wooden Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2688.90

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTS106655 - 0007

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