



**COURTENAY**  
*Sales, Lettings and Valuations*

Peregrine House, Sullivan Close, Battersea, London SW11

£375,000 S.T.C

A two double bedroom flat set within a quiet private gated development in the Falcons Estate on the 2nd floor.

EPC E

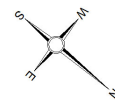




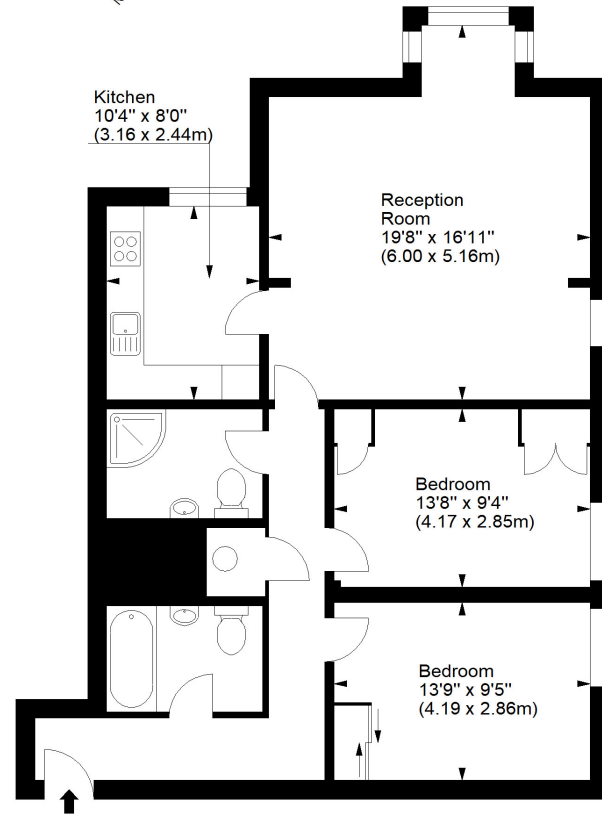
A two double bedroom second floor flat set in a quiet private gated development a short walk from Clapham Junction station. The flat boasts two equal sized double bedrooms, two bathrooms, a large bright. Double aspect reception room and separate kitchen/breakfast room & parking spot. The development includes an onsite swimming pool, gym and well-maintained communal gardens. Northcote Road with its wide range of shops, restaurants and bars as well as Clapham Common are close by, Chelsea is only a short bus ride away.

**Important Notice**

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**Peregrine House, SW11**  
 Approx. Gross Internal Area  
 871 Sq Ft - 80.92 Sq M



Second Floor

For illustration purposes only. Not to scale.  
 All measurements are taken and shown at floor level.  
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	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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