



**Meadow House, Fallsbrook Road, London SW16 6DY**



**welcome to**

## **Meadow House, Fallsbrook Road, London**

A luxury two-bedroom second floor apartment boasting an open-plan kitchen reception room, flooded with natural light and benefiting from doors leading to a private balcony. The kitchen boasts fully integrated appliances and stone quartz worksurfaces. There is plenty of room for both a dining table and comfortable seating making it ideal for everyday living and entertaining. The large master bedroom has built-in wardrobes and there is a generous second bedroom. There is a smart bathroom and an enclosed utility space plus large storage cupboard to complete the accommodation. All apartments come with a 10-year structural warranty, air source heat pumps, underfloor heating and the latest in in-home technology. Interiors have engineered oak herringbone flooring, Farrow & Ball paints, bespoke cabinetry and storage, Shaker-style kitchens and bathroom sanitaryware by Nuie.

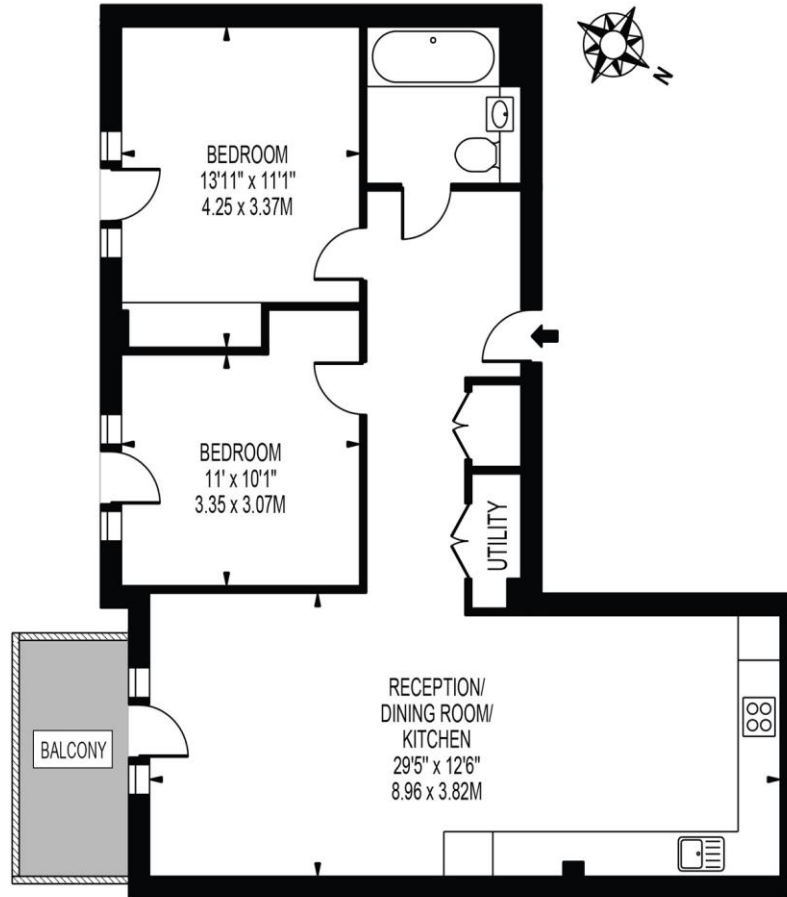
Meadow House is just an eight-minute walk to Streatham Common station with regular connections into Balham, Clapham Junction, Waterloo and London Bridge. An excellent selection of bars, restaurants and amenities are within easy reach and the wide-open spaces of Streatham Common are just a short walk away. Several bus routes offer good connections to popular nearby neighbourhoods including Tooting Broadway, Balham and Tooting Common.

\*Developers T&C's apply



# MEADOW HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 822 SQ FT - 76.37 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Meadow House, Fallsbrook Road, London

- 990 year leasehold with share of freehold
- Stunning roof garden with 360 panoramic views
- Private balcony
- Bosch appliances including oven and hob
- Streatham common station only 8-minute walk

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £525,000



**view this property online** [barnardmarcus.co.uk/Property/STM110691](https://barnardmarcus.co.uk/Property/STM110691)



Property Ref:  
STM110691 - 0003

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Please note the marker reflects the postcode not the actual property



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