



EAGLE HEIGHTS, 8 BRAMLANDS CLOSE, SW11

£300,000

Carter Jonas

EAGLE HEIGHTS, 8 BRAMLANDS CLOSE, SW11

Cash Buyers only as the building is of a Non-Standard Property Construction: Large Panel System (LPS). Set within a private, gated development only moments away from Clapham Junction Station, a two double- bedroom flat that offers far-reaching views across the London skyline on the 14th floor.

The flat is a spacious 777sqft with a separate reception room and an eat-in-kitchen, as well as two good sized double bedrooms both with built-in-wardrobes and a bathroom. There are additional storage cupboards in both the kitchen and hallway. The flat comes with its own allocated off-street parking space.

Set in the Falcons, a 1960's estate which is now run as a private gated development, Eagle Heights offers an on-site gym with swimming pool, sauna, and jacuzzi. This gated development is set within beautiful well maintained gardens, offering a tranquil space in the heart of Clapham. There is also an on-site estate office which houses the concierge. These are covered by the service charges, which are currently £4,600 per year. The flat has a long lease of 961 years remaining.

Moments away from Clapham Junction Station, there are fantastic transport connections on your doorstep. Clapham and the popular Northcote Road are nearby, offering shopping and entertainment with bars, cafes, and restaurants. The stunning green open space of Battersea Park is also within easy reach. This would make an ideal investment property, or a London pied-à-terre in the heart of Battersea, for someone who is keen on having the security of a gated development and an on-site team.

AMENITIES

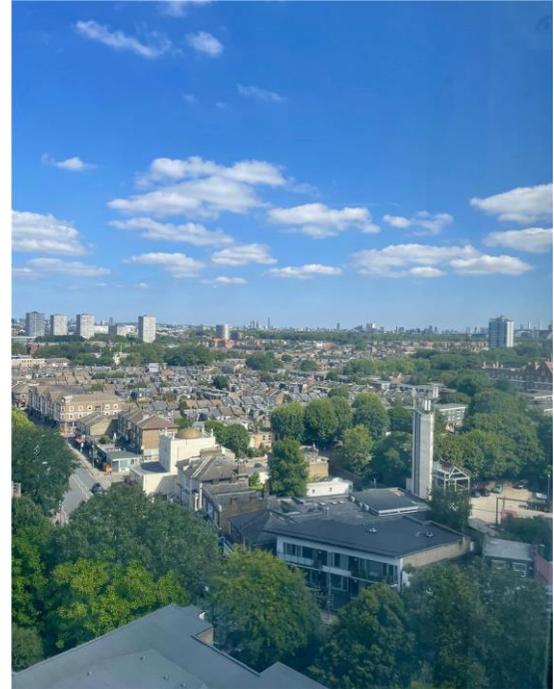
- Gated Private Development with Concierge
- 777sqft / 72m2
- Two Double Bedrooms
- Kitchen / Dining Room
- Reception Room
- Bathroom
- On-site Gym and Swimming Pool
- Off-Street Parking Space
- Clapham Junction Location
- 14th floor with far-reaching London skyline views
- Chain-Free
- Leasehold - 961 Years Remaining

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

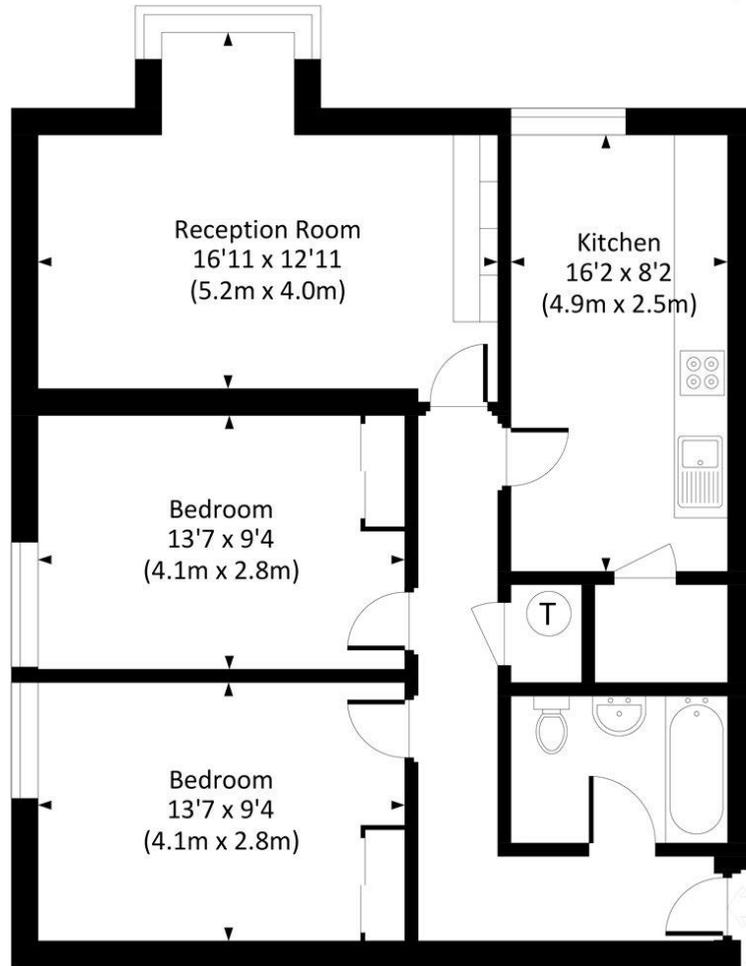
EPC BAND D





BRAMLANDS CLOSE, SW11

Approx. gross internal area
777 Sq Ft. / 72.2 Sq M.



FOURTEENTH FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2023 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(81-91)		
B	(69-80)		
C	(55-68)		75
D	(39-54)	59	
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.