



EAGLE HEIGHTS, BRAMLANDS CLOSE, SW11
£300,000

Carter Jonas

EAGLE HEIGHTS, BRAMLANDS CLOSE

Set within a private, gated development in the heart of Battersea, moments away from Clapham Junction, this two-double bedroom flat offers far-reaching views across London. Cash Buyers only as Non-Standard Property Construction.

The flat is a spacious 758sqft with a bright reception room and a separate large eat-in-kitchen. There are two good-sized double bedrooms 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. The development, which is known as The Falcons, offers an on-site gym with a swimming pool, sauna and winter gardens, which are situated at the bottom of the Eagle Heights building. There is also an on-site estate office which houses the estate team/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 and is offered to the market chain free.

Eagle Heights is moments away from Clapham Junction Station, providing fantastic transport connections on your doorstep. Clapham Junction 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.

The flat 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, an on-site team and also looking for the convenience of having off-street parking with an on-site gym and pool. The property is of non-standard construction, which is known as Large Panel System (LPS), making it difficult to obtain a mortgage with most lenders. However, the building is well maintained and managed and has a regular structural survey.

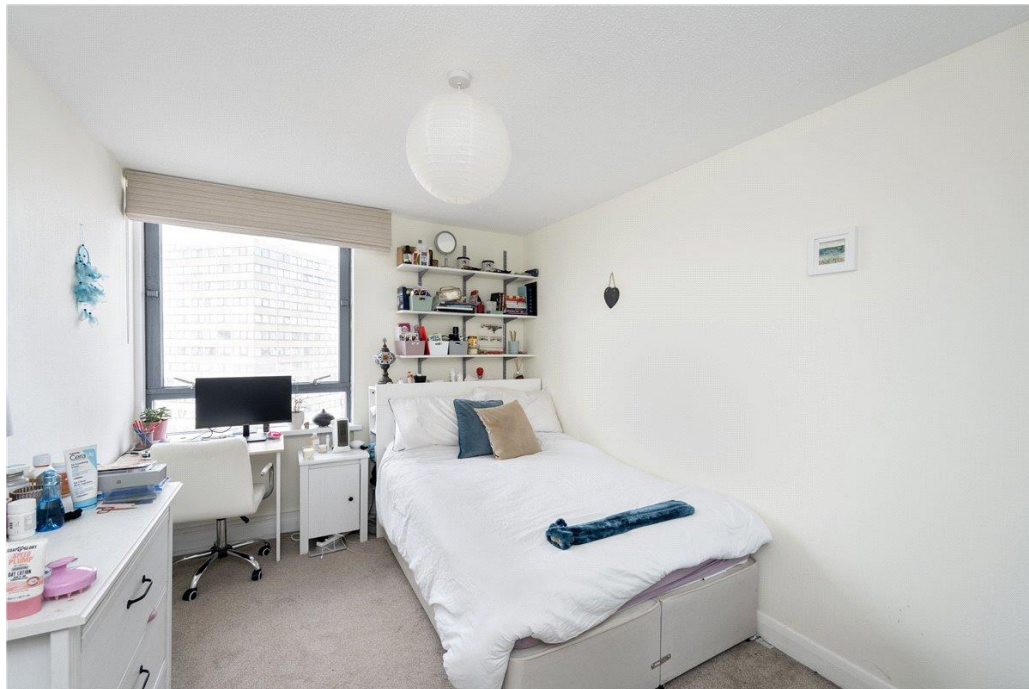
AMENITIES

- EWS1 certificate – no cladding
- Gated Private Development
- Two Double Bedrooms
- Kitchen / Dining Room
- Reception Room
- Bathroom
- On-site Gym and Swimming Pool
- Off-Street Parking Space
- Clapham Junction Location
- Far-reaching Views
- Chain-Free
- Council Tax Band: D

TENURE Leasehold, 961 years remaining
LOCAL AUTHORITY London Borough Of Wandsworth
EPC BAND D

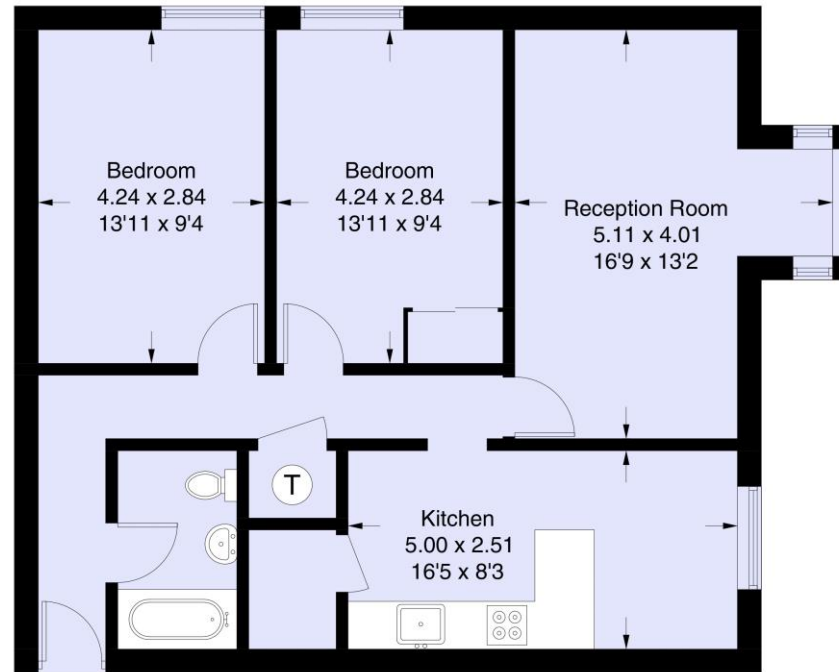


Classification L2 - Business Data



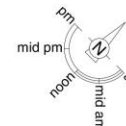
Eagle Heights, Bramlands Close, SW11

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft




Eleventh Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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