

THE GARDEN APARTMENT AT

Falkes House

SE11



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A grand three bedroom duplex apartment measuring 1,522 sq ft (145.2 sq m), located within this boutique development of just nine apartments in a newly converted Victorian building.

The Garden Apartment is arranged over the upper and lower ground floor. On the upper ground floor, an impressive master bedroom suite looks out over the communal gardens at Falkes House through five gothic styled windows arranged in a bay. Two further double bedrooms, each featuring bespoke built-in cherry wardrobes, and a shared family bathroom completes this floor.

The staircase brings you down to the living and entertaining floor of this apartment including a large open-plan kitchen and the living/dining room which opens out onto a private decked courtyard garden. At the front of the property is a guest cloakroom, and tucked away at the end of the hallway lies a room perfect as a dedicated study, dining room, or snug.

A stunning communal hallway, restored to its former glory, showcases the outstanding craftsmanship that features throughout the development. A communal rear garden, designed by Annabel Downs, features seating, fruit trees, stocked borders and a bicycle store for all residents.

Falkes House is a fine example of Victorian Architecture offering a boutique collection of just nine luxury apartments constructed and finished to the very highest standards by award-winning developer, Marldon.

SPECIFICATION HIGHLIGHTS:

- Bespoke kitchen with white Corian worktop, lacquered doors, drawers and concealed accent lighting
- Integrated Bosch appliances including oven, hob, dishwasher & fridge freezer
- Bespoke cherry wardrobe with polished interior, hanging space, shelves & drawers
- Underfloor heating to bathrooms
- Feature accent lighting to living room ceiling
- Whole House ventilation system





LOCATION

The much-heralded rebirth of Nine Elms and Battersea Power Station has put Vauxhall firmly back on the map. However this isn't all this truly eclectic area has to offer. Vauxhall and Kennington are awash with local independent cafes, historic museums, mouth-watering gastro-pubs, and serene parks, all tucked away in little pockets.

Pimlico's revered restaurants, galleries and antique shops are just over the river, as is the outstanding collection of British artworks at Tate Britain. Waterloo puts South Bank, the world-leading cultural hub on your doorstep. The Royal Festival Hall, Tate Modern and Old Vic are just a few of its attractions. Lower Marsh's eclectic shops, restaurants and market are equally enticing, as are the theatres and shops in Covent Garden, a short walk over Waterloo Bridge.

Located in Zone 1, Falkes House is highly accessible for public transport. Vauxhall Station is 220m away and is serviced by the London Underground (Victoria Line), National Rail (with frequent services into London Waterloo), and Vauxhall Bus Station (11 buses including 3 operating a 24-hour service).

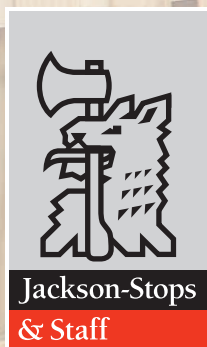


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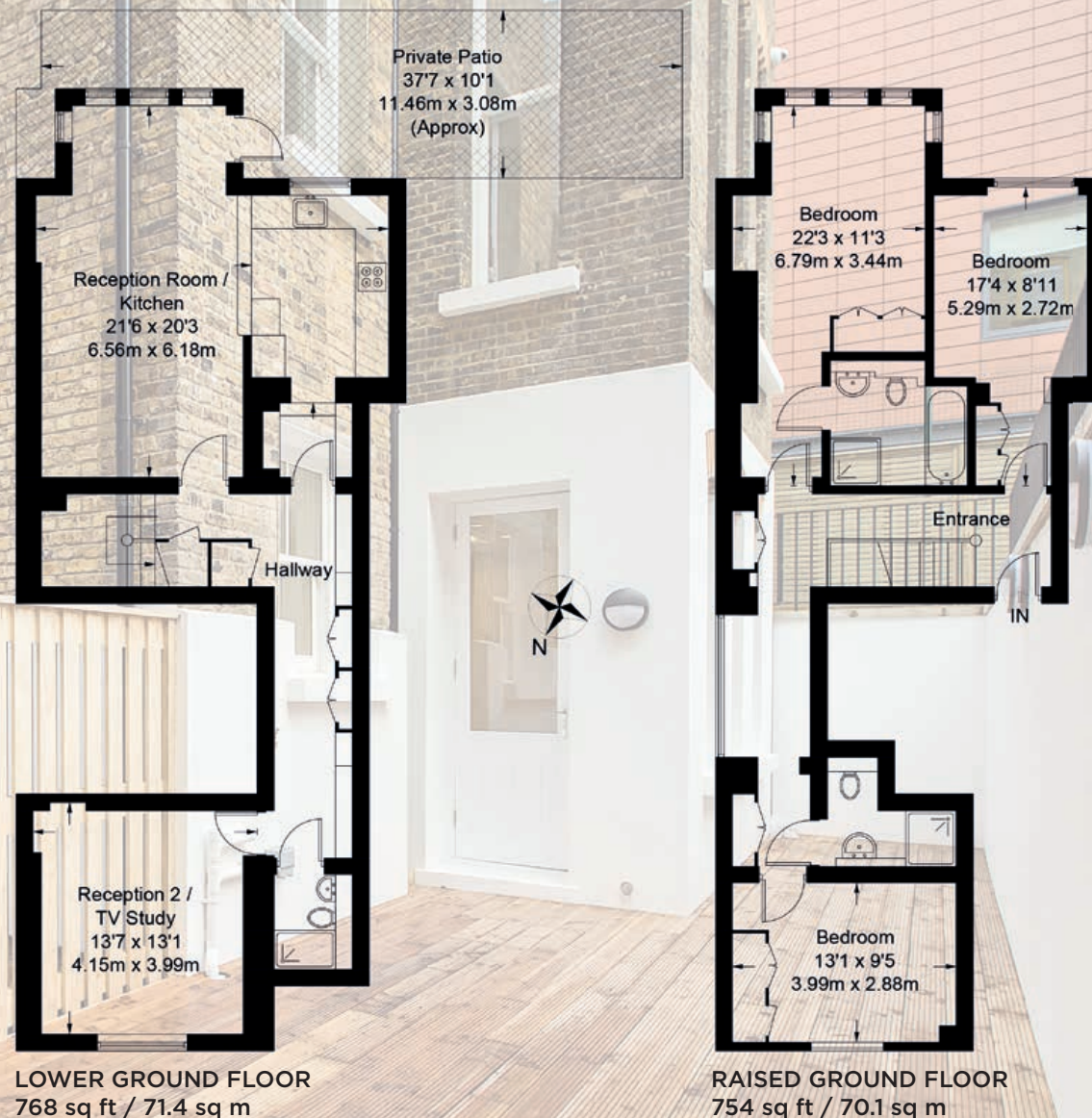
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