

FOR SALE


samuel estates
Lettings & Sales

Strathblaine Road, Battersea, SW11

GUIDE PRICE £425,000 Share of Freehold

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Property Description

The stylish Victorian conversion on the highly sought-after Strathblaine Road, offering the perfect blend of modern comfort and period charm. This one bedroom flat offers bright and well balanced living space throughout. The property features a generous double bedroom, a light-filled reception room, a separate modern kitchen, and a contemporary bathroom.

Strathblaine Road is ideally located moments from the green open spaces of Wandsworth Common, award winning bars and restaurants. With Clapham Junction just a stone's throw away, you'll enjoy excellent transport links to London Victoria, Waterloo, Portsmouth, Reading, and many other destinations.

This property is offered Chain Free.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

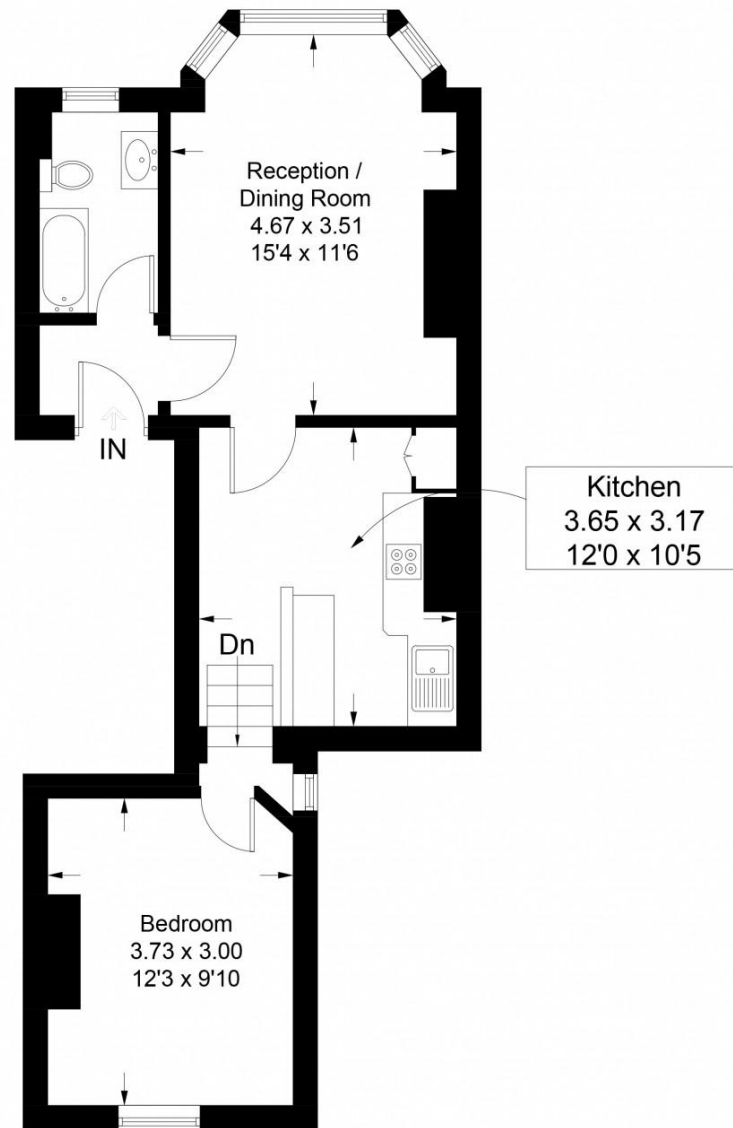
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	77
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Strathblaine Road, SW11

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID326834)

Material Information

Tenure – Leasehold (with a Share of the Freehold)

Length Of Lease – 994 years remaining

Service Charge – £653.40

Building Insurance – £466.66

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

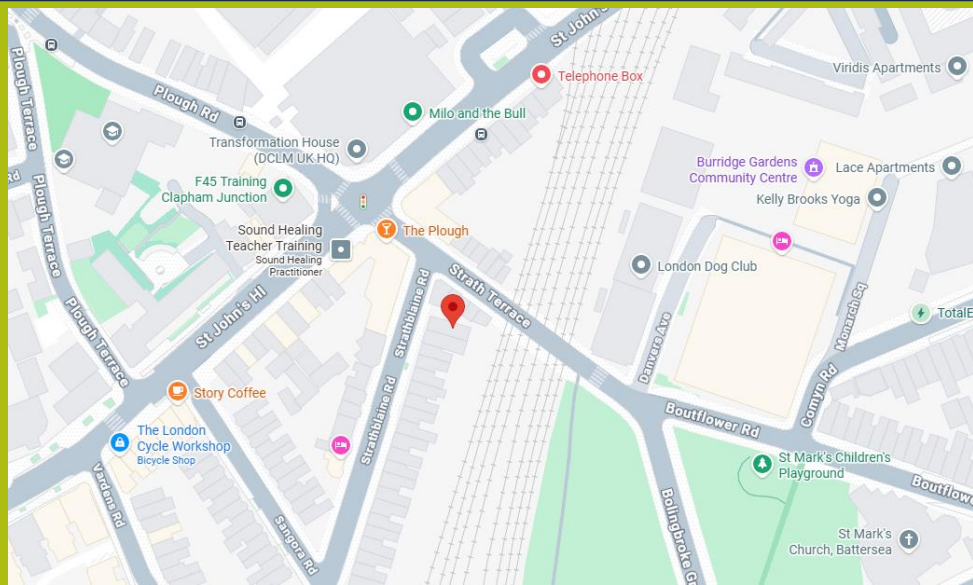


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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