



Strathdon Drive, London SW17 0PR

welcome to
Strathdon Drive, London

A spacious, recently refurbished two double bedroom flat, presented to a high standard throughout located on the upper floor of a purpose built development with far reaching views from a west facing balcony.

The property benefits from contemporary decor, with an attractive kitchen and a large reception room leading to the sunny balcony. Further benefits include communal gardens and residents parking.

Strathdon Drive is located within close proximity of both Earlsfield and Tooting, with their many shops, bars and restaurants. You are also moments from Garratt Green and the newly opened Springfield Park, popular with families and dog walkers.

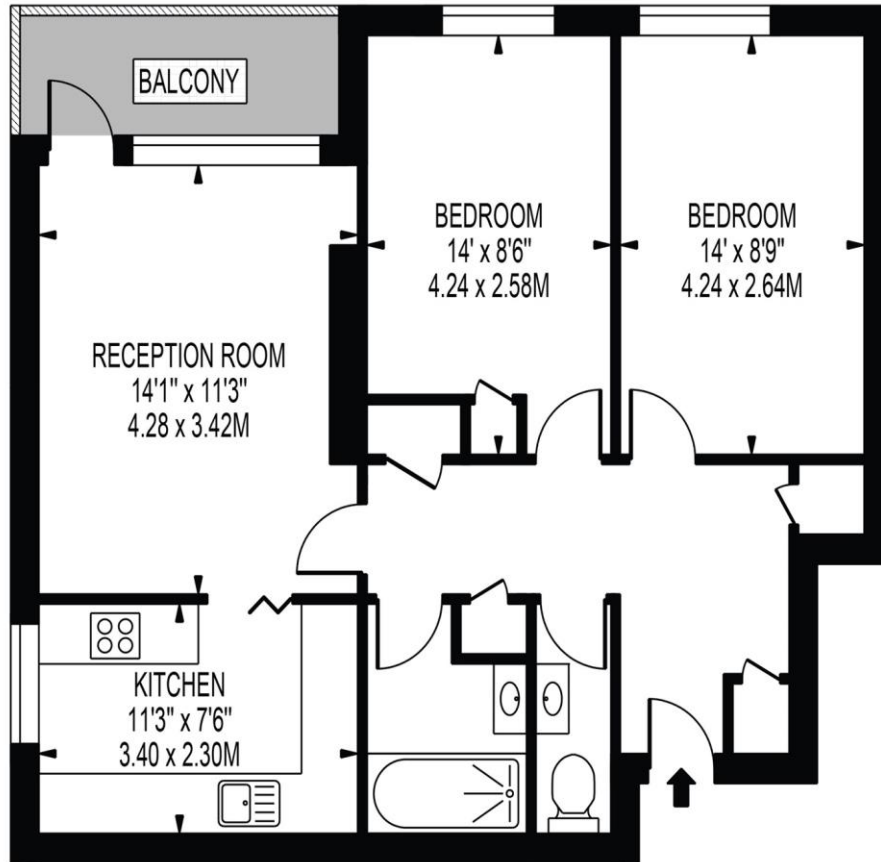
Transport links include Earlsfield mainline station (15 minutes to Waterloo), Tooting Broadway underground station, and a number of buses.

Viewing advised.



STRATHDON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 667 SQ FT - 61.93 SQ M



FOURTH 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

Strathdon Drive, London

- Spacious Two Double Bedroom Flat with Far Reaching Views
- Presented to a High Standard Throughout
- Private and Sunny West Facing Balcony
- Communal Gardens and Residents Parking
- Close Proximity of both Earlsfield and Tooting

Tenure: Leasehold EPC Rating: F

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR104582](https://www.barnardmarcus.co.uk/Property/EAR104582)

This is a Leasehold property with details as follows; Term of Lease 176 years from 22 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
EAR104582 - 0005

 barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, LONDON, SW18 4SR



barnardmarcus.co.uk

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