



barnard marcus

**Strathdon Drive, London SW17 0PT**

**welcome to**  
**Strathdon Drive, London**

A superbly presented three bedroom, ground floor, split-level maisonette located in the popular Strathdon Drive.

Conveniently located between Earlsfield and Tooting, this modern three bedroom maisonette has been refurbished throughout by the current owner and offers a large reception with separate kitchen, a modern bathroom and a private patio.

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.

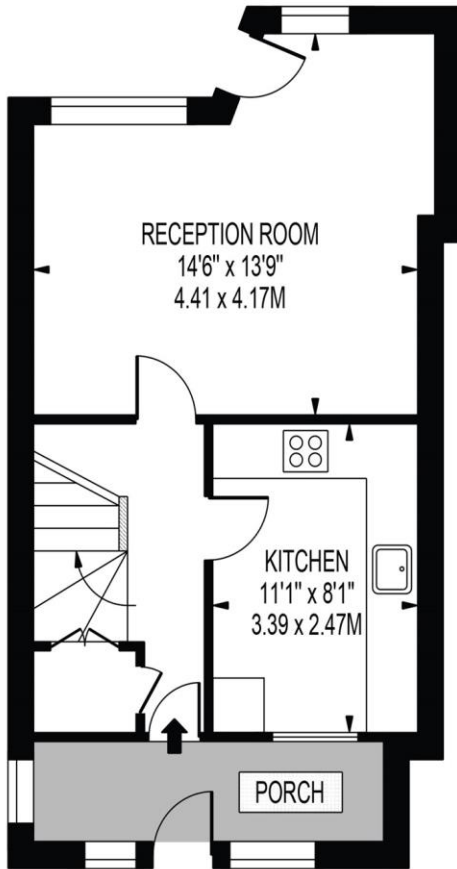
Transport links include Earlsfield mainline station (15 minutes to Waterloo), Tooting Broadway underground station, and a number of buses.

Viewing advised.

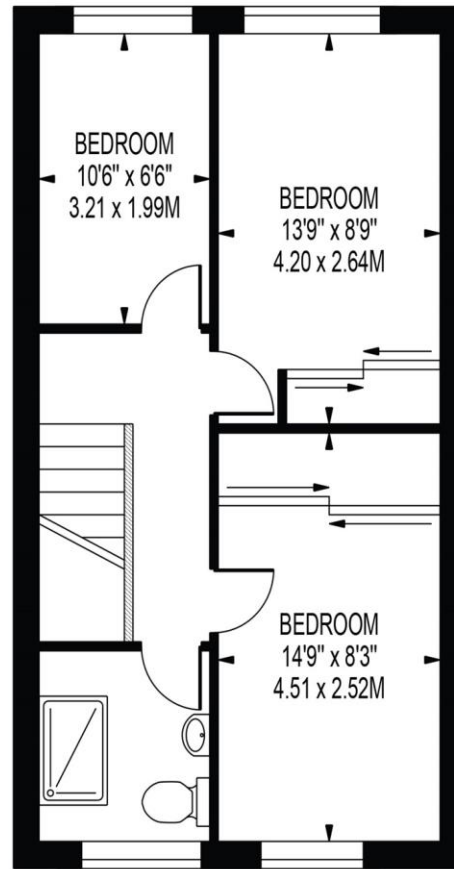


# STRATHDON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 801 SQ FT - 74.38 SQ M



GROUND FLOOR



FIRST 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

- Three Well-proportioned Bedrooms
- Private Balcony Space
- Arranged over Two Floors
- Chain Free
- Ample Natural Light

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Nov 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EAR104623 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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