



## STRATHDON DRIVE, SW17 0PW

### Offers Over £300,000

Welcome to this charming flat located on Strathdon Drive which is well located for Earlsfield Mainline Station and Tooting Broadway Underground Station. This property boasts a bright reception room, perfect for relaxing or entertaining guests, a spacious double bedroom, a decent bathroom, a Juliet balcony and extensive communal gardens. Situated in a desirable location, this flat offers easy access to all the amenities and attractions that the area has to offer. Whether you're looking for a peaceful evening at home or a night out in this popular area, this property provides the perfect balance. Don't miss out on the opportunity to make this flat your new home. Contact us today to arrange a viewing and experience the charm of Strathdon Drive for yourself! Leasehold. EPC rating C. Council Tax Band B. Please see the virtual tour provided: <https://my.matterport.com/show/?m=8icEHpKFax2>.

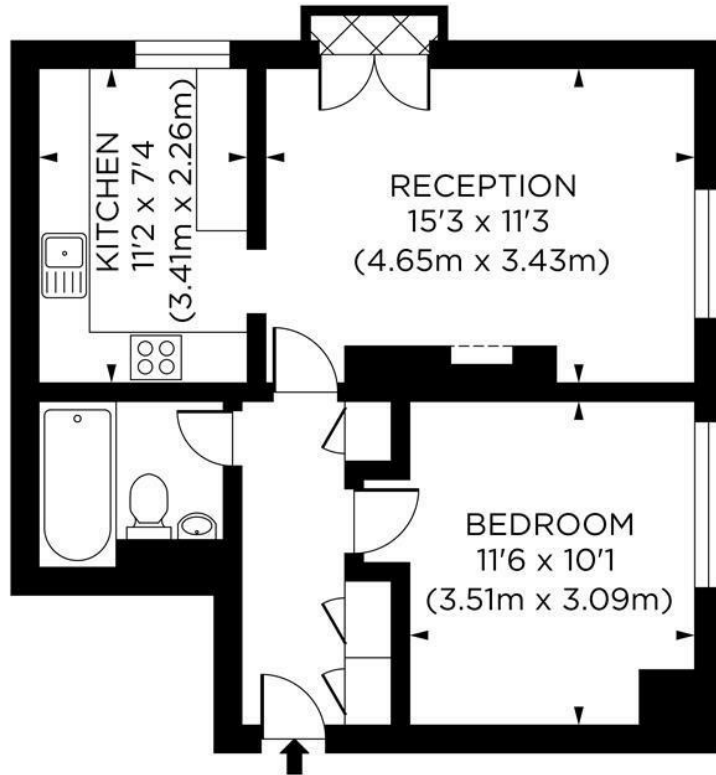
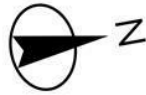


[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
344 Garratt Lane  
Earlsfield, London SW18 4EL  
T: 020 8875 9200  
earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458





### FOURTH FLOOR

Strathdon Drive, SW17  
 Gross Internal Area 495 sq ft/46 sq metres  
 ©photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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