



Strasburg Road | London, SW11



Very good size 501 Sq ft third floor flat in a well-maintained low-rise brick purpose-built block located in ideal setting very close to the green spaces of Battersea Park, a short walk from Chelsea Bridge.

The accommodation comprises large bright reception room opening leading onto a private south-east facing balcony, separate kitchen, double bedroom, bathroom with shower over bath. The flat has laminate flooring, and useful fitted storage space.

Benefits from superb transport links with both Queenstown Road and Battersea Park Stations within 5 minutes' walk (10 minutes to Waterloo and 5 minutes to Victoria) as well as the new Northern Line Tube Stop at Battersea Power Station. There are good bus routes into the West End, Westminster and the City.

Service charge £1,300 per annum. Lease 92 years remaining. Wandsworth Council Tax Band B. Ideal first-time purchase or letting investment.

£325,000

Viewing

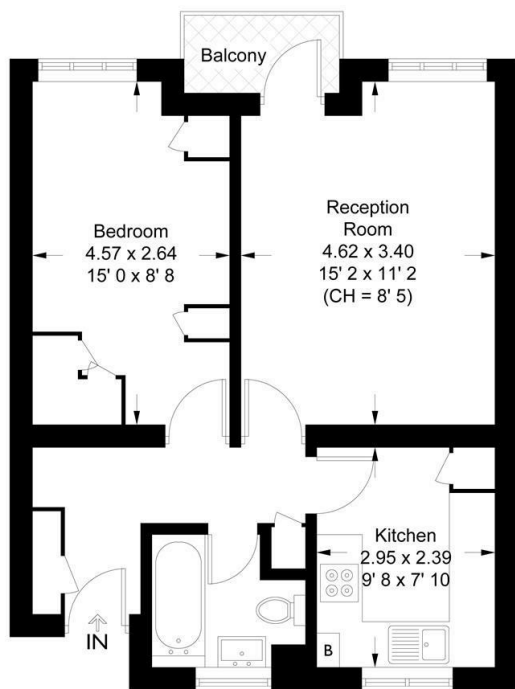
Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

- Purpose Built Flat
- One Double Bedroom
- Large Reception Room and Separate Kitchen
- Third Floor
- Laminate Flooring Throughout
- Private South-East Facing Balcony
- Great Location Close To Battersea Park And Chelsea Bridge
- Battersea Power Station Tube Nearby
- Ideal First-Time Purchase Or Letting Investment.
- 92 Years Lease Remaining



Rollo Court

Approximate Gross Internal Area = 501 sq ft / 46.5 sq m



Third Floor

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
		78 81			



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