



Strasburg Road | London, SW11



Lovely 4th floor 1 bedroom flat with good sized reception room, separate kitchen, bedroom with fitted storage and bathroom with shower over bath. A small private south facing balcony is accessible from the reception room and overlooks the grass area behind the building.

Forming part of a well-maintained low-rise brick building with lift access which has just been renovated and residential parking permits can be applied for from Wandsworth Council.

The location 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. Just a few minutes walk from the wide open spaces of Battersea Park and also well placed for Chelsea Bridge.

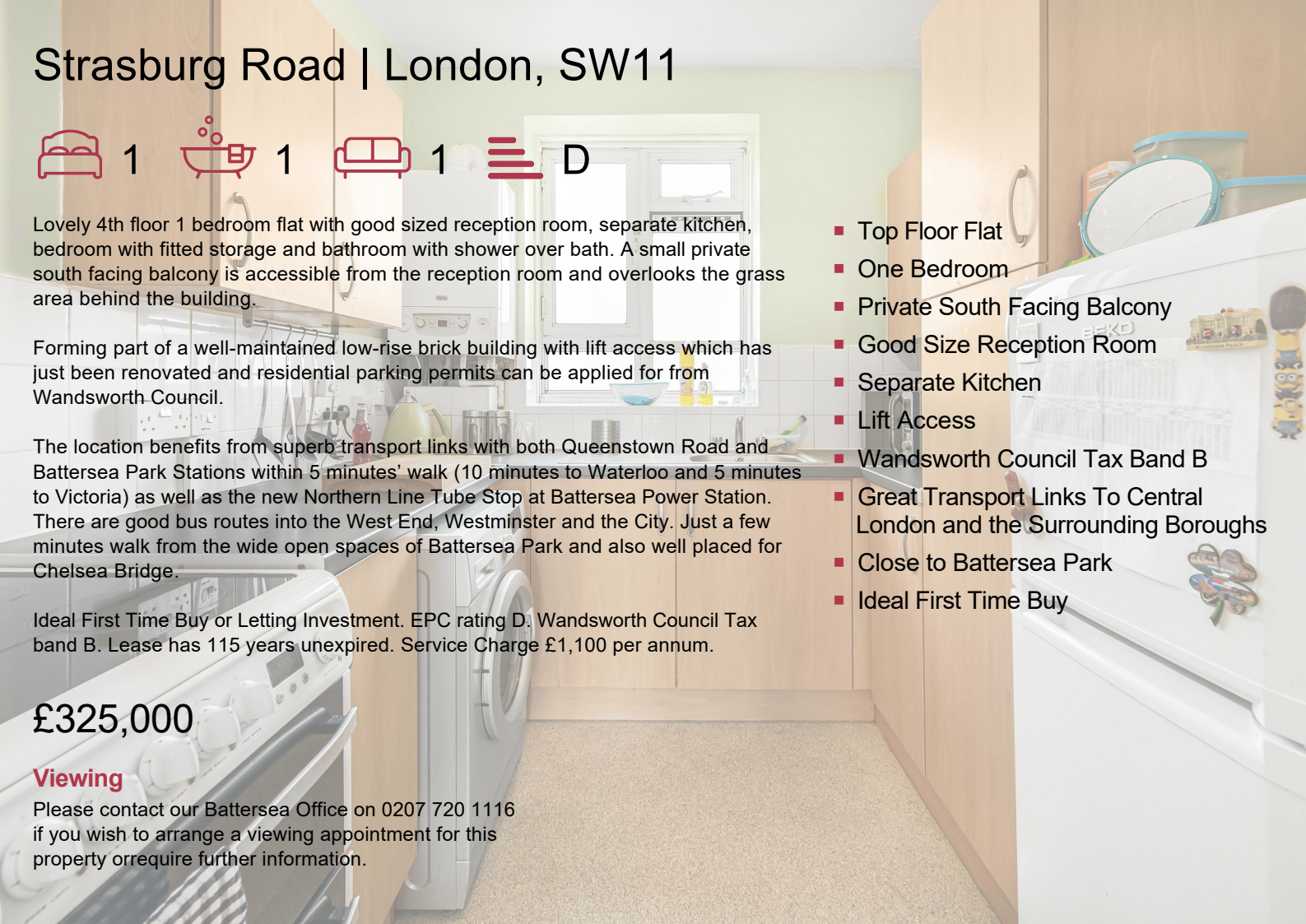
Ideal First Time Buy or Letting Investment. EPC rating D. Wandsworth Council Tax band B. Lease has 115 years unexpired. Service Charge £1,100 per annum.

£325,000

Viewing

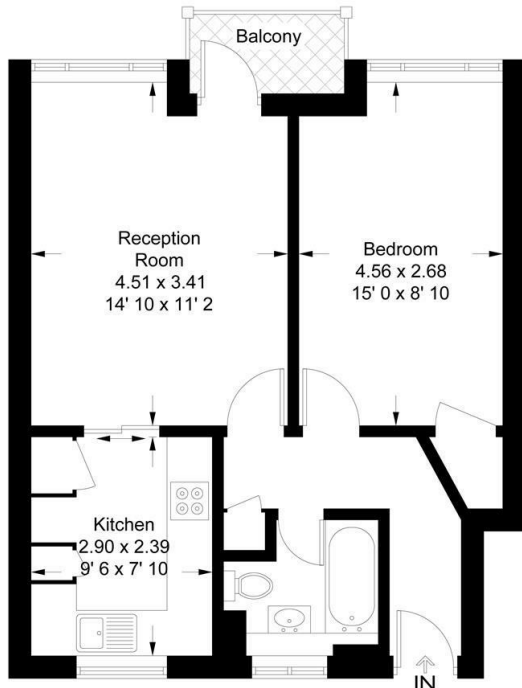
Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

- Top Floor Flat
- One Bedroom
- Private South Facing Balcony
- Good Size Reception Room
- Separate Kitchen
- Lift Access
- Wandsworth Council Tax Band B
- Great Transport Links To Central London and the Surrounding Boroughs
- Close to Battersea Park
- Ideal First Time Buy

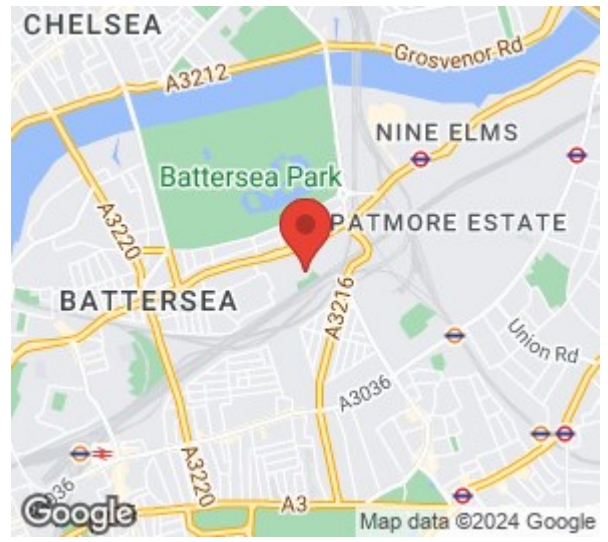


Rollo Court

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



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating	
Current	Potential
62	79

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC



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