

# Strasburg Road | London, SW11



**£310,000**  
**Leasehold**

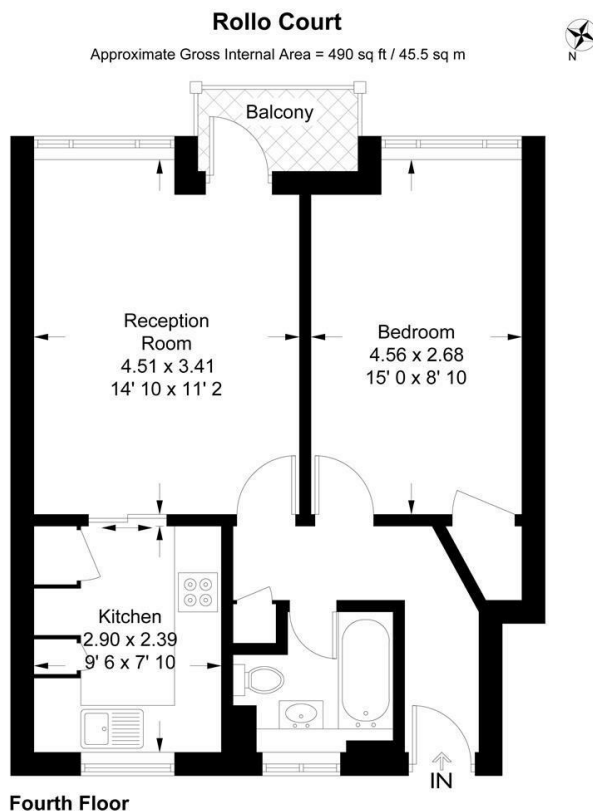
- Top Floor One Bedroom Flat • 115 Years Lease • Private South Facing Balcony • Good Size Reception Room • Separate Kitchen • Lift Access • Wandsworth Council Tax Band B • Great Transport Links To Central London and the Surrounding Boroughs • Close to Battersea Park • Ideal First Time Buy

Lovely 4th floor 1 bedroom flat with 115 years lease. The accommodation has masses of natural light and comprises good sized reception room, separate kitchen, double bedroom with fitted storage and bathroom with shower over bath. A 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-£1,200 per annum.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.