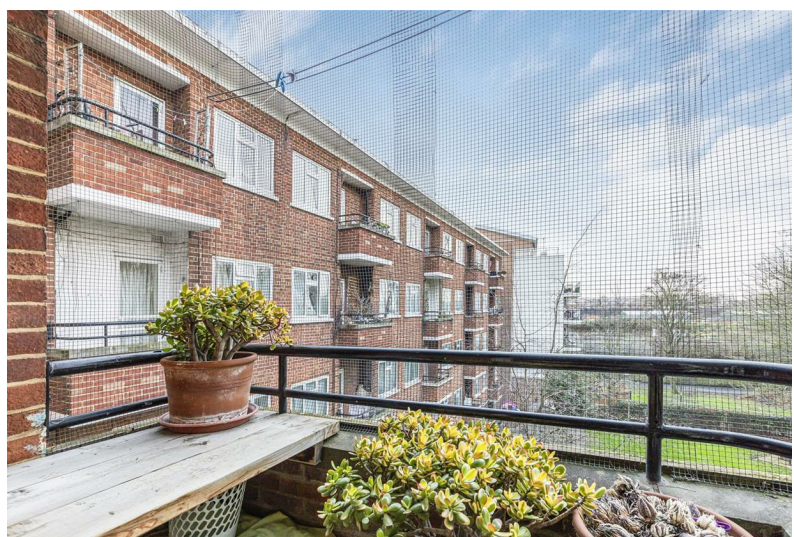
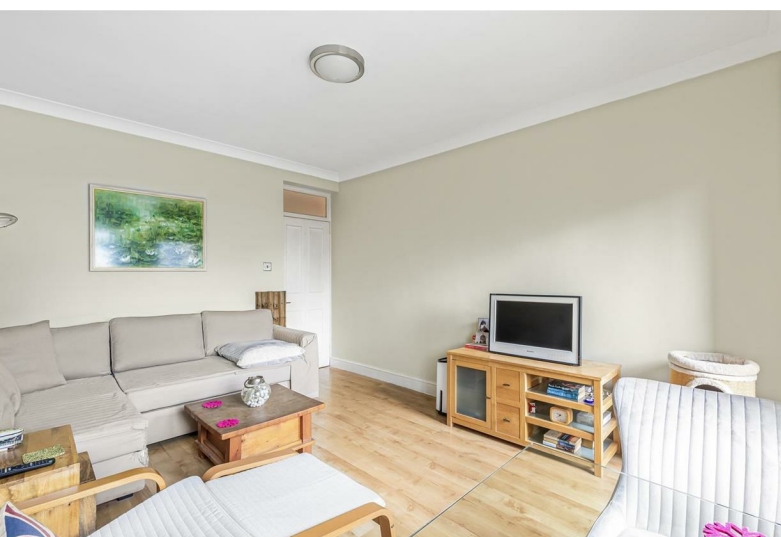




Offers In Excess Of £300,000
Leasehold

- Purpose Built Flat • One Double Bedroom • Large Reception Room and Separate Kitchen • Third Floor - Lift Access • 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 • 91 Years Lease Remaining

Strasburg Road | London, SW11



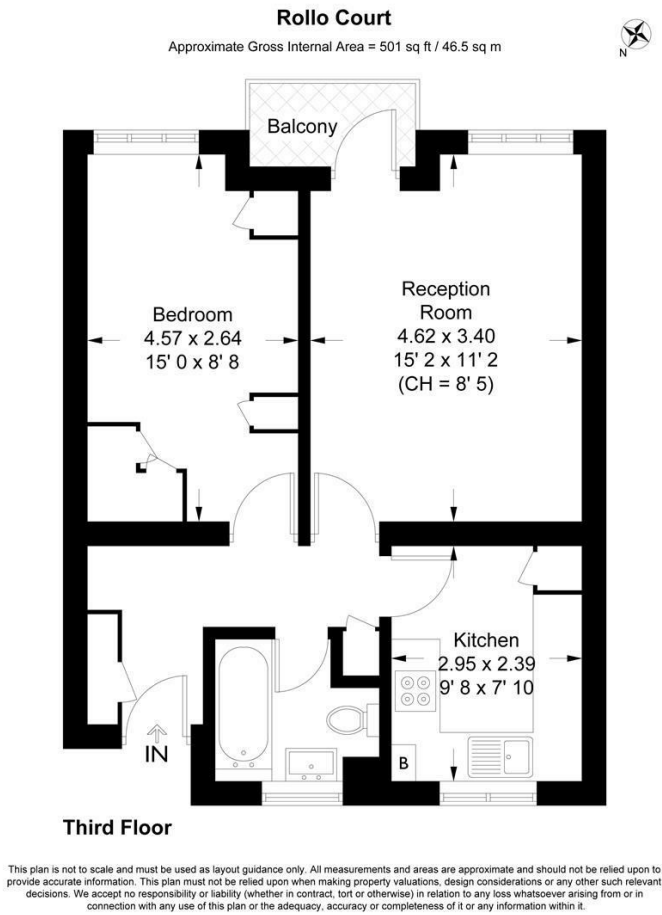
Very good size 501 sq ft third floor flat located in ideal setting very close to the green spaces of Battersea Park, a short walk from Chelsea Bridge.

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 accommodation comprises large bright reception room opening leading onto a private south-east facing balcony, separate kitchen, double bedroom with ample storage, 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 £1,782 per annum. Lease 91 years remaining. Wandsworth Council Tax Band B. Ideal first-time purchase or letting investment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.



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