



STRATHDON DRIVE, SW17 0PS

Asking Price £400,000

We are delighted to offer to the market this beautifully presented one double bedroom first-floor flat, boasting the unusual benefit of an approximately 80ft private, tastefully landscaped garden. The accommodation comprises a spacious reception room, a stylish fitted kitchen, a double bedroom with a built-in wardrobe, a modern shower room, and a stunning private garden. The garden further benefits from an outbuilding and a versatile office studio, making it ideal for home working. The property is located in a quiet cul-de-sac with minimal foot traffic and private parking available. It offers excellent storage throughout and is conveniently located within easy reach of both Earlsfield Mainline Station and Tooting Broadway Underground Station, as well as wide range of shops, restaurants, and amenities they have to offer. The property also boasts a range of green spaces nearby, including newly developed Springfield Park and Wandsworth Common. Leasehold. EPC rating D. Council Tax Band B.

Please see the virtual tour provided: <https://my.matterport.com/show/?m=d43iK5Yh4U4>



www.maalems.co.uk

Earlsfield & Wandsworth Office

344 Garratt Lane

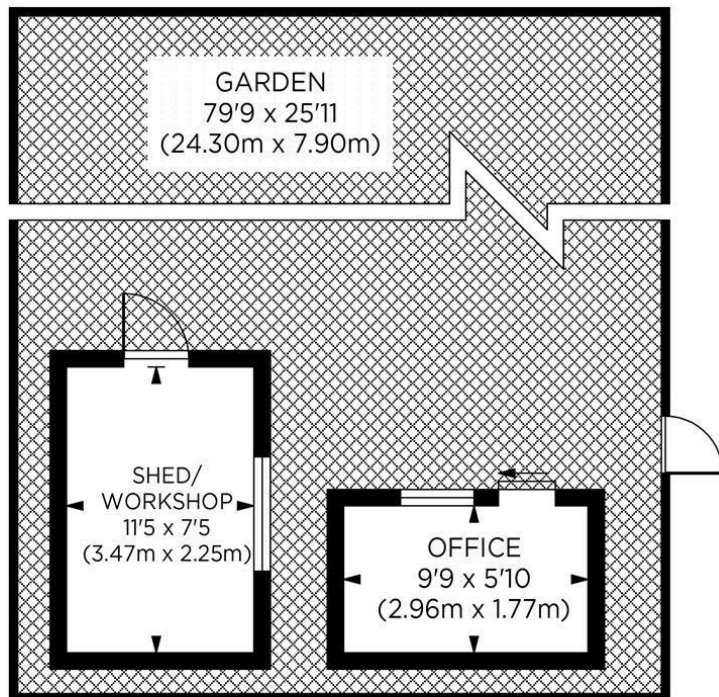
Earlsfield, London SW18 4EL

T: 020 8875 9200

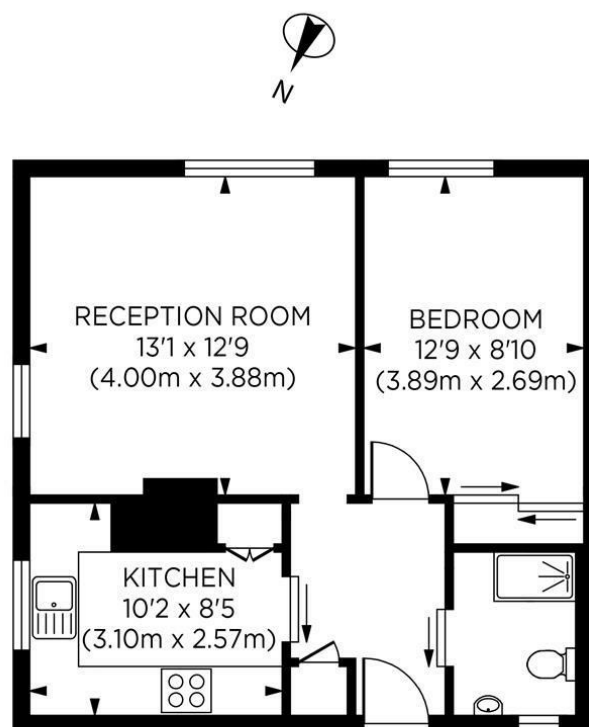
earlsfield@maalems.co.uk

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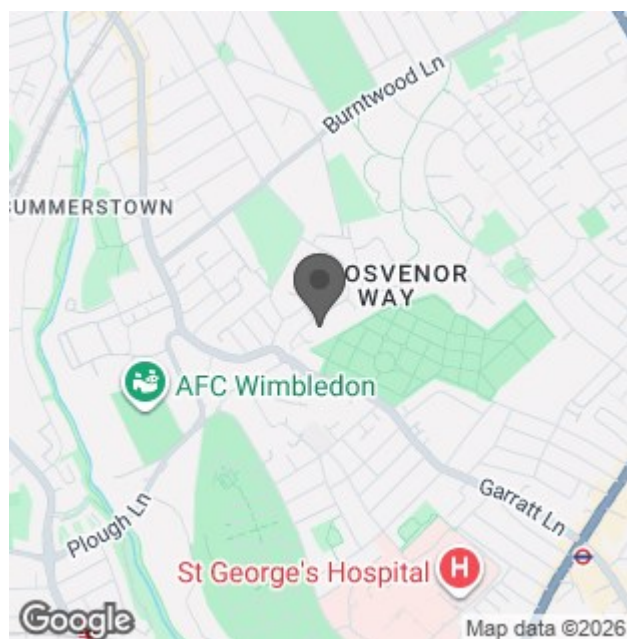


GROUND FLOOR



FIRST FLOOR

Strathdon Drive, SW17 OPS
Gross Internal Area 624 sq ft/ 58 sq metres
©photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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



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