



barnard marcus

**Strathdon Drive, London SW17 0PW**



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**welcome to**  
**Strathdon Drive, London**

A spacious two double bedroom apartment with private balcony, arranged on the first floor of this popular development.

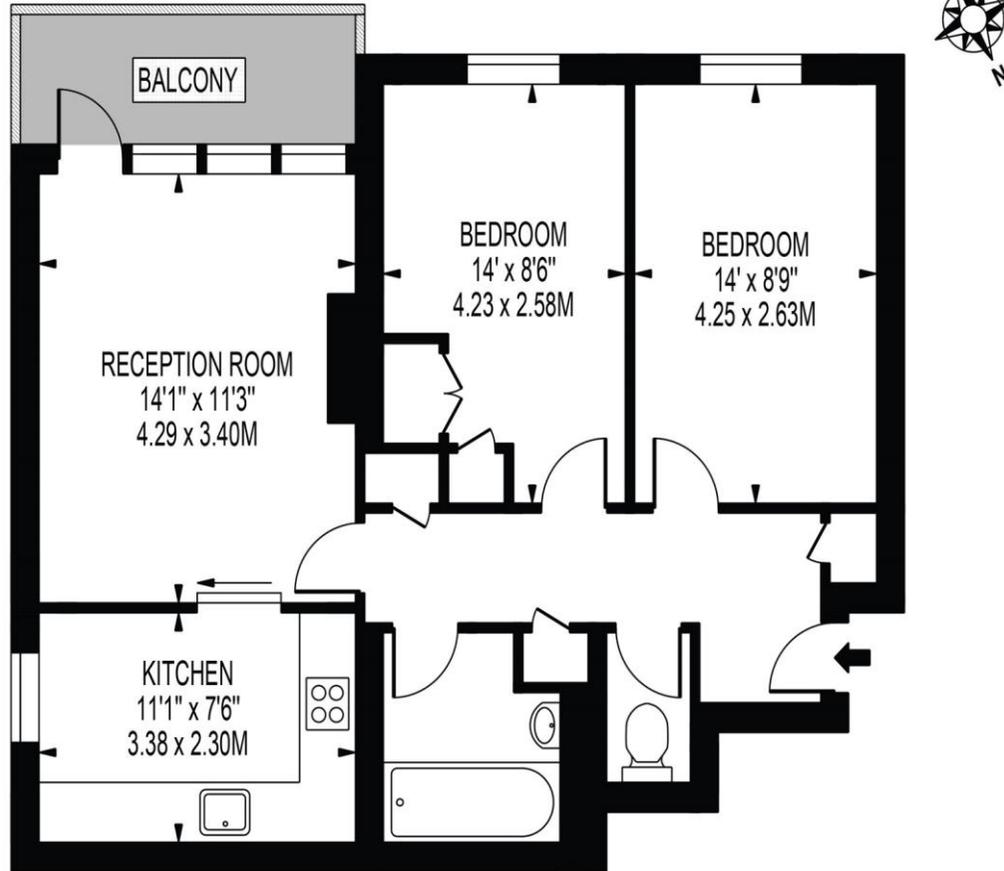
The property benefits from generously proportioned rooms throughout, ample storage and a sunny west facing balcony which enjoys views across a green. Further benefits include residents' permit parking and lift access.

Strathdon Drive is located within close proximity of the popular coffee shops, bars and restaurants of both Earlsfield and Tooting. Transport links include Earlsfield mainline station and Tooting Broadway underground station, as well as several bus routes.



# STRATHDON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 653 SQ FT - 60.71 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Strathdon Drive, London

- Two Double Bedroom First Floor Apartment
- Spacious Accommodation Throughout
- Private West Facing Balcony
- Pleasant Outlook across a Green
- Close Proximity of both Earlsfield and Tooting

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1850.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£340,000**



**view this property online** [barnardmarcus.co.uk/Property/EAR105167](https://www.barnardmarcus.co.uk/Property/EAR105167)



Property Ref:  
EAR105167 - 0007

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the  
postcode not the actual property