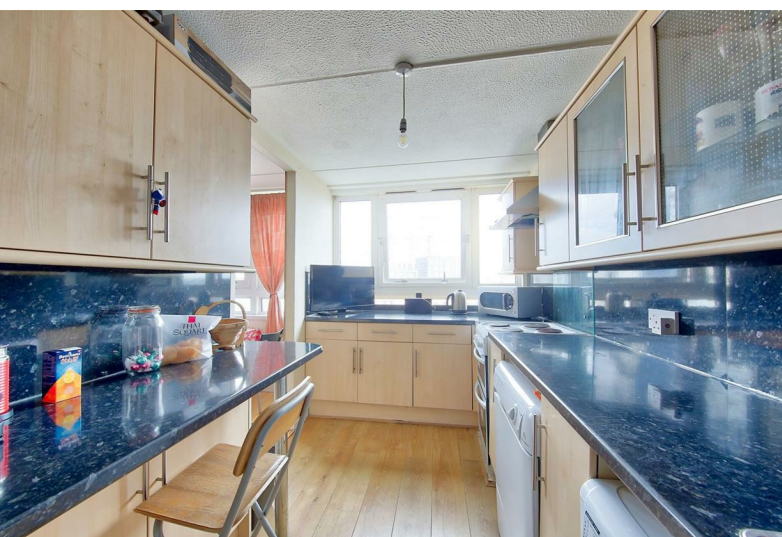


# Strasburg Road | London, SW11



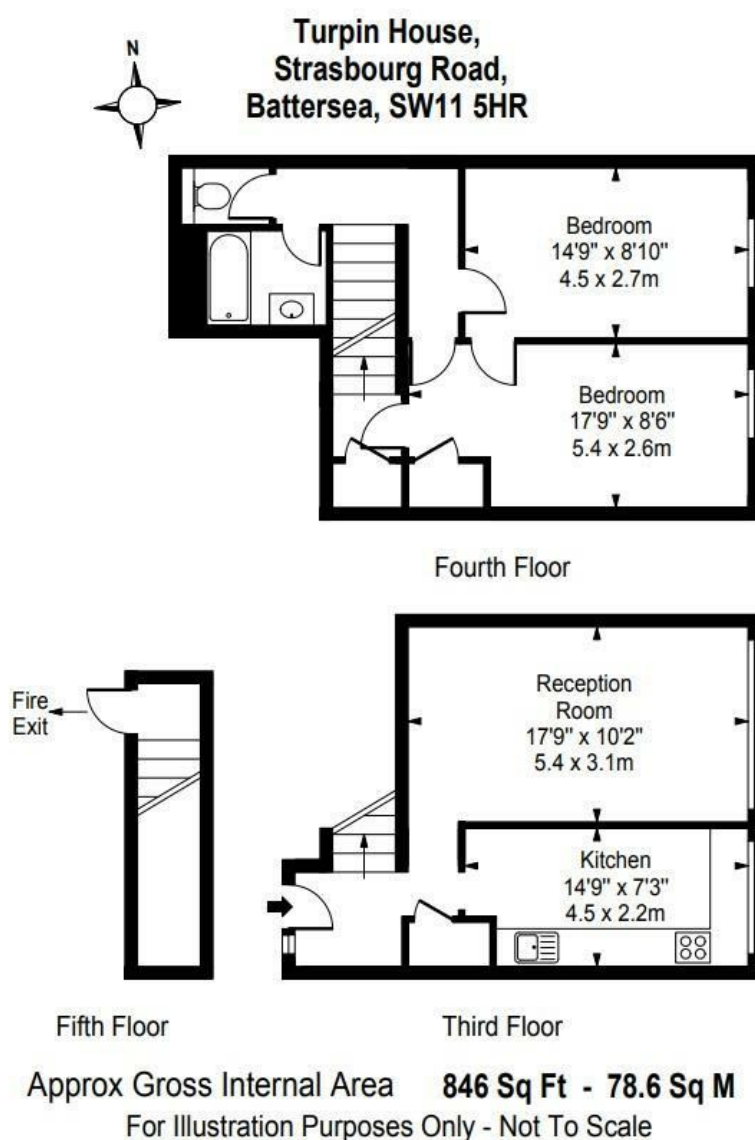
**£320,000**  
**Leasehold**

• 2 Double Bedrooms • Split Level • Large Reception and Separate Kitchen • Excellent Transport Links • New to the Market • CASHBUYERS ONLY • Very Close to Chelsea Bridge • Moments from Battersea Power Station

# Strasbourg Road | London, SW11



Very good size (846 sq ft) split level 3rd floor flat in purpose built block perfectly placed seconds from both Battersea Park and Queenstown Road stations providing quick direct access to Victoria, Waterloo and London Bridge. Comprises large reception room with space for dining table, separate modern kitchen, and upstairs 2 decent double bedrooms and bathroom. Located close to Chelsea Bridge and the wide open spaces of Battersea Park. Residents' off street parking. Fantastic opportunity as a home or investment with great potential in the coming years due to its immediate proximity to the brand new Battersea Power Station Development and imminent new Tube Stations. Strong yield for letting investors, currently let on AST producing £18,000/annum. CASHBUYERS ONLY DUE TO CURRENT LENDING RESTRICTIONS. Available with no chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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