



SALFORD ROAD, SW2
£375,000 SHARE OF FREEHOLD





SALFORD ROAD, SW2

This lovely top floor Victorian conversion apartment is located in the sought-after Telford Park conservation area off Streatham Hill and has easy access to Balham and Brixton too.

Available exclusively through Winkworth, we are delighted to offer for sale this attractive top floor flat. The property has a bright and airy feel with plenty of natural light throughout. The stairs and landing lead to: a double bedroom which has a large floor to ceiling fitted wardrobe with ample storage space for clothes hanging, drawers and shelving. There is a picture sash window to the rear which frames a view out over the rooftops and chimneys towards Balham. The modern bathroom has white sanitary ware and a large window, is fully tiled and has a bath with a glazed shower enclosure, WC, heated towel rail and a wash hand basin. The living area is to the front of the property and has three bright sash windows overlooking a small crenelated parapet into the street. To the side of the room there is a modern fitted kitchen with another window to the front and a breakfast bar.

Salford Road is well located for easy access to public transport into central London from Balham, Clapham, Brixton and Streatham Hill. On your doorstep are the lovely open spaces of Tooting Bec Common, the pretty "Abbeville Village" restaurants and shops and there is a local private members' tennis club just around the corner. This lovely property is offered with a Share of Freehold (986+ years left) without an on-going chain.

AT A GLANCE

- Victorian Conversion Apartment
- Top Floor (Second)
- Double Bedroom
- Fitted Wardrobes
- Modern Bathroom
- Open-plan Kitchen/Reception
- Balham/Streatham Borders
- Lambeth Council Tax Band: C
- Share of Freehold (986+ years left)

DIRECTIONS

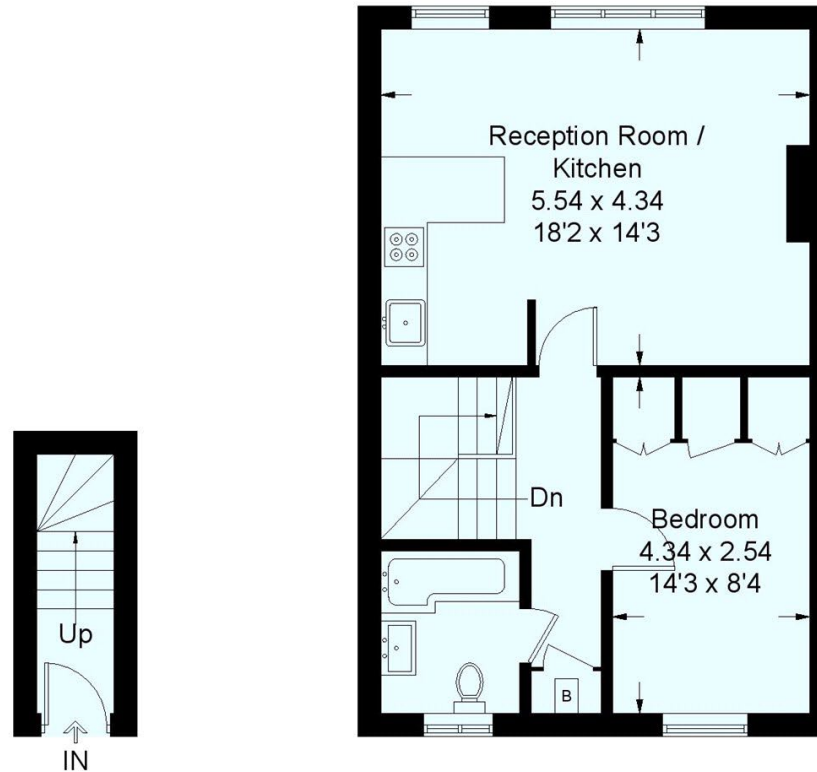
Telford Park, Balham/Streatham Hill borders





Salford Road, SW16

Approximate Gross Internal Area
52.6 sq m / 566 sq ft



First Floor
3.5 sq m / 38 sq ft

Second Floor
49.1 sq m / 528 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID464610)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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