



Tierney Road, SW2

OIEO £350,000 *Leasehold*



KEY FEATURES

- Smart open-plan kitchen diner
- Recently replaced double glazing
- Flexible nursery or office
- Multi-gigabit full-fibre broadband
- Upgraded secure fire door
- Near Streatham Hill rail
- Excellent bus links to Brixton
- Well-served for schools and parks

Situated on a highly sought-after residential street in Streatham Hill, this beautifully presented two-bedroom apartment offers 475 square feet of bright, thoughtfully configured living space. Positioned within a handsome period conversion, this family-owned home benefits from an exceptionally efficient, easy-to-heat layout that has been upgraded with a new fire door and recently replaced double-glazed windows throughout. The accommodation opens into a central hallway, which flows directly into a bright, open-plan kitchen and living area. This dual-aspect social space features a pleasant outlook through large twin windows, an integrated media wall with a striking blue feature finish, and a horseshoe kitchen complete with light

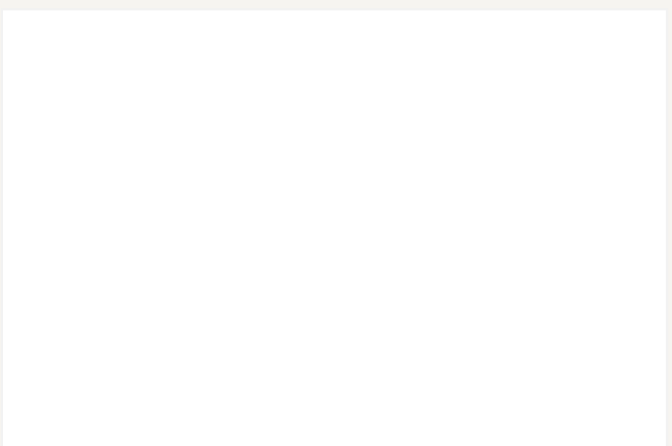
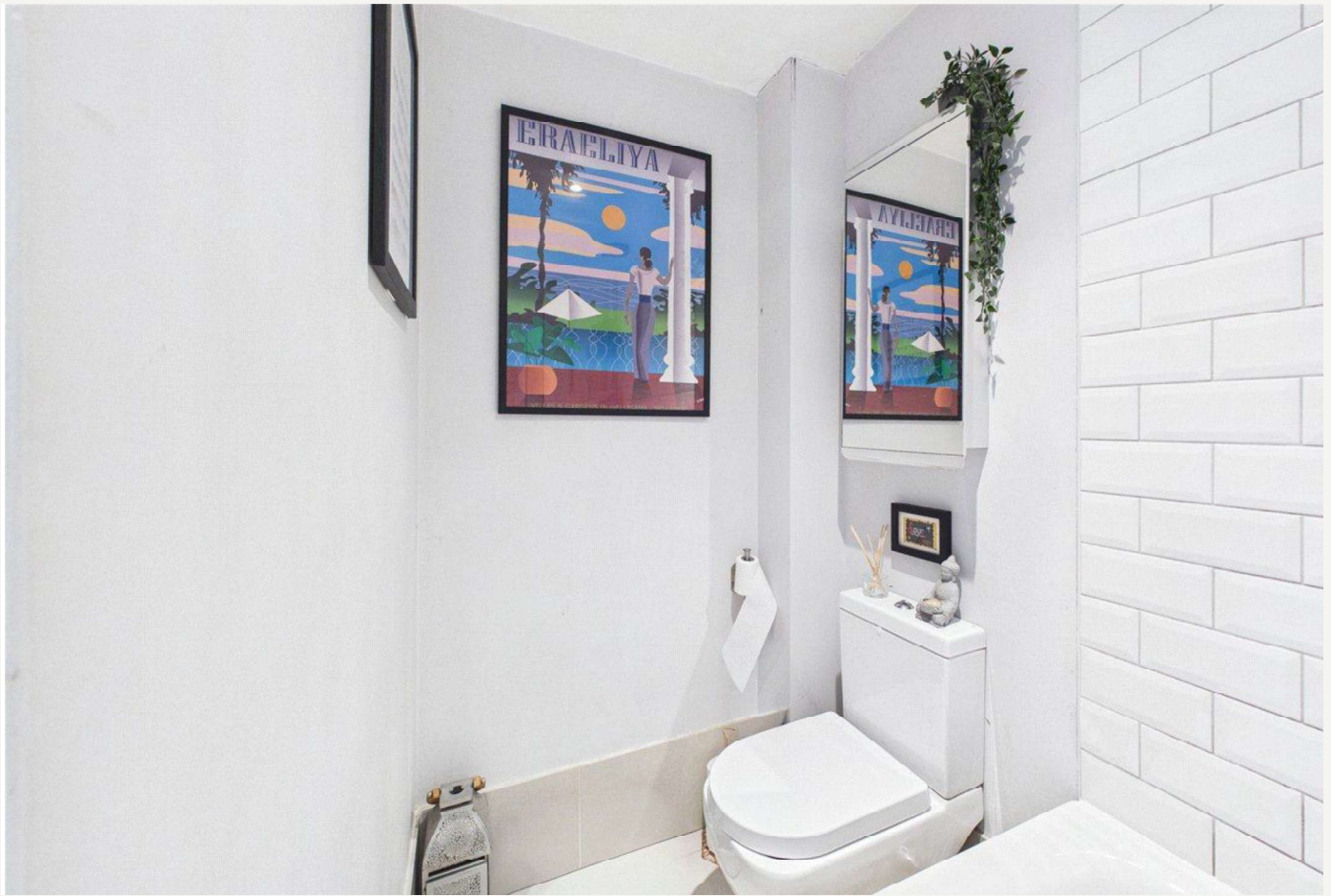
cabinetry, solid wood worktops, and modern appliances.

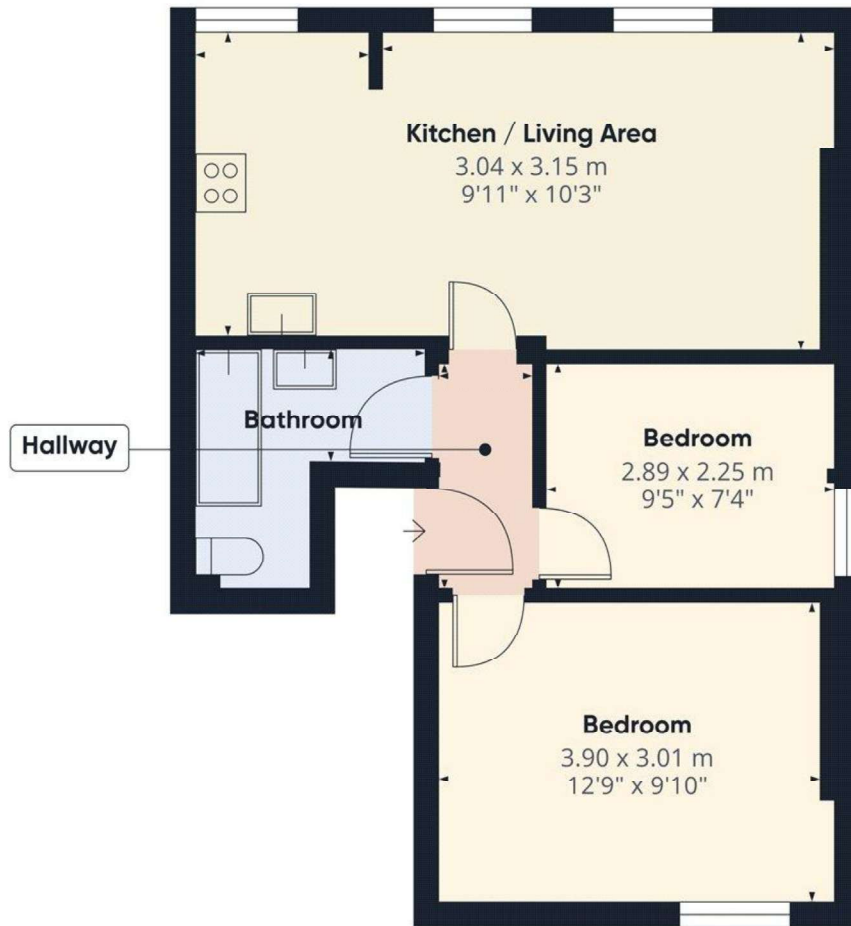
The apartment contains two quiet bedrooms positioned to ensure a peaceful environment. The generous principal double bedroom is finished in soft pink tones and easily accommodates a large wardrobe and dressing area, while the flexible second bedroom currently serves as a nursery but is equally suited as a guest room or quiet home office. Serving the property is a modern family bathroom complete with a full-sized bath, integrated shower, chrome heated towel rail, and classic white bevelled metro tiling. Added technical advantages include full-fibre multi-gigabit broadband availability and fitted smart meters, all set within a pleasant building maintained by quiet and

Streatham

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Approximate total area⁽¹⁾
44.1 m²
475 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 109 year and 1 months

Service Charge: £1030 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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