



Tierney Road, SW2

OIEO £325,000 *Leasehold*



KEY FEATURES

- Two bedroom period flat
- New bay window 2025
- Modern fitted kitchen
- Updated bathroom suite
- Windows replaced in 2020
- Bright reception room
- Excellent Streatham Hill links
- Ideal first time buy

Set within an attractive period building in Streatham Hill, this well presented two bedroom flat offers bright, comfortable living with a series of thoughtful upgrades that make it an easy home to move straight into.

The layout is centred around a generous reception room, where a newly installed bay window creates a lovely sense of space and draws in excellent natural light. Just off the hallway sits a modern fitted kitchen, installed by the current owner, offering good storage and worktop space for day to day cooking. The bathroom was also upgraded by the current owner and is smartly finished, giving the flat

a clean, turnkey feel throughout.

There are two bedrooms, with the principal bedroom benefitting from a newly replaced window in 2025. The second bedroom provides flexible space that works well as a guest room, nursery or home office. Additional window upgrades were completed in 2020, with the kitchen and second bedroom windows replaced at the time of the new kitchen installation.

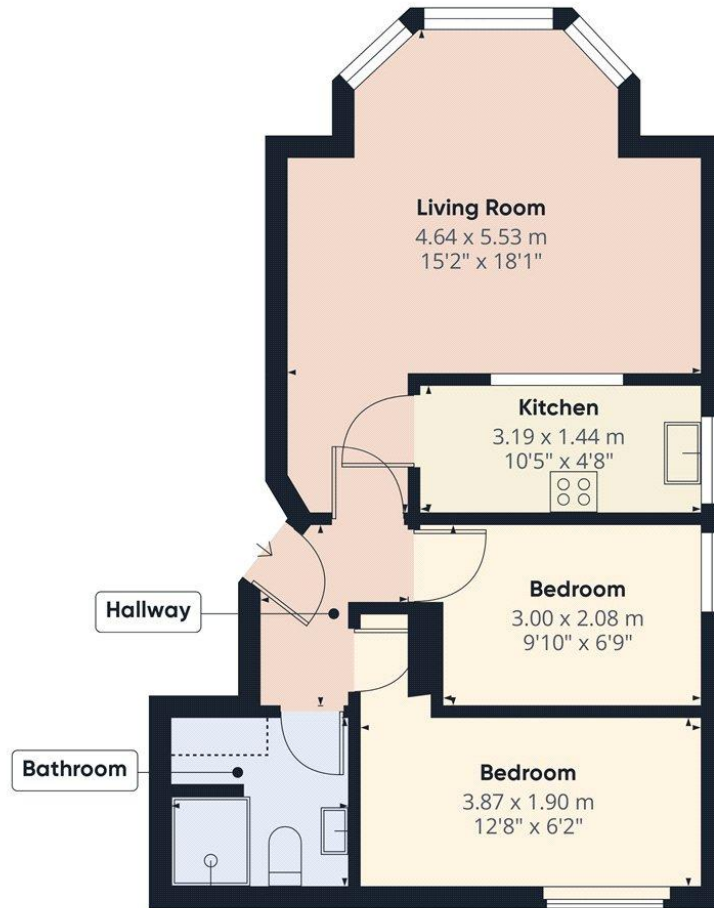
Overall, it is a bright and practical home with character, strong natural light and a well balanced layout that suits first time buyers and

Streatham

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Approximate total area⁽¹⁾

43.9 m²
473 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 117 year and 6 months

Service Charge: £1349 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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