

Tierney Road, SW2

£325,000 LEASEHOLD

2	1	2
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

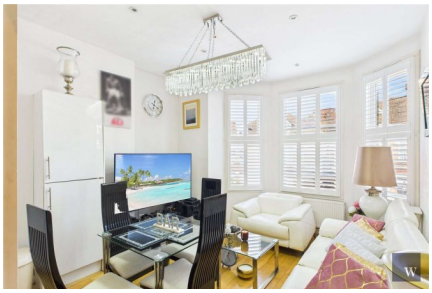
01 Two double bedrooms
02 Two modern bathrooms
03 Bay-fronted reception
04 Open-plan kitchen
05 Wood floors throughout
06 Near Streatham Hill
07 Near Clapham South
08 Near Brixton Underground

Winkworth Streatham
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THE PROPERTY

Set within an elegant late-Victorian conversion on a sought-after road between Balham, Clapham and Brixton, this stylish two-bedroom apartment blends period character with modern finishes. A welcoming hallway opens into a bright, bay-fronted reception with space to dine, dressed with plantation shutters and wood floors for a clean, contemporary feel. The smart open-plan kitchen is fitted with integrated appliances and generous cabinetry, making everyday cooking and entertaining easy.

There are two bedrooms, the principal a calm double, and a further bedroom that works well as a guest room or office. Two modern bathrooms - one with a walk-in shower and the other with a full bath - provide excellent everyday convenience. High ceilings, tall sash windows and considered storage complete a very liveable home in a prime south-west London location.

Tierney Road sits just off the South Circular, perfectly placed for the cafes and restaurants of Abbeville Village, the independent shops of Balham, and Brixton's buzzing markets and music venues. Transport is superb: Streatham Hill (Overground to Victoria), Clapham South (Northern Line) and Brixton (Victoria Line) are all close by, with frequent buses along the High Road for quick connections. Green space abounds with Clapham Common and Brockwell Park within easy reach.

THE DETAILS

TENURE
Leasehold

TERM
105 year and 2 months

SERVICE CHARGE
£1811.5 per annum

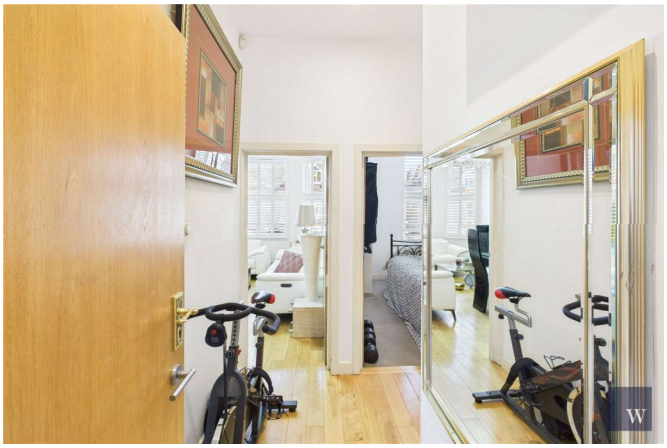
GROUND RENT
£ 250 Annually (subject to increase)

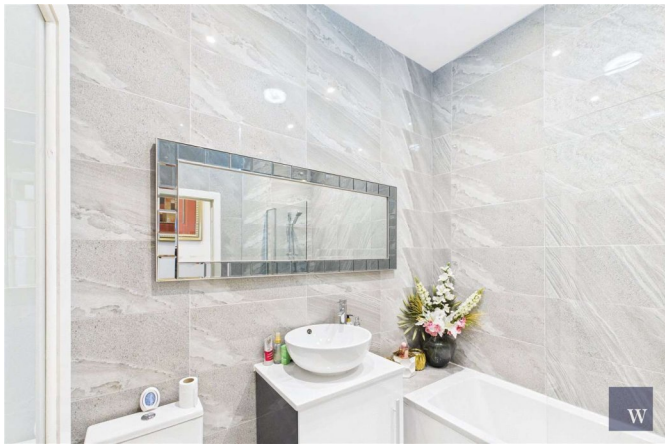
COUNCIL TAX BAND
C

EPC RATING
C

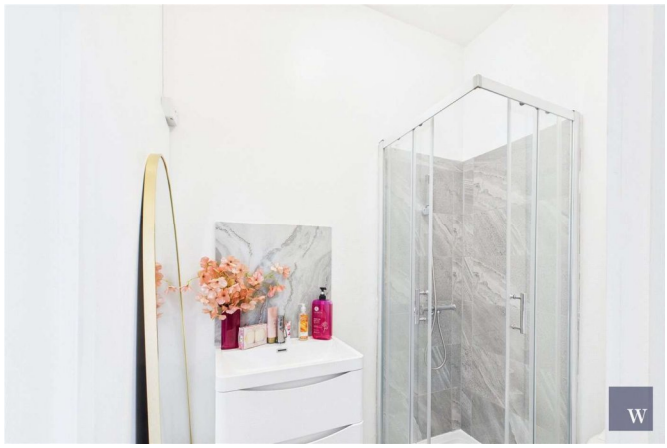
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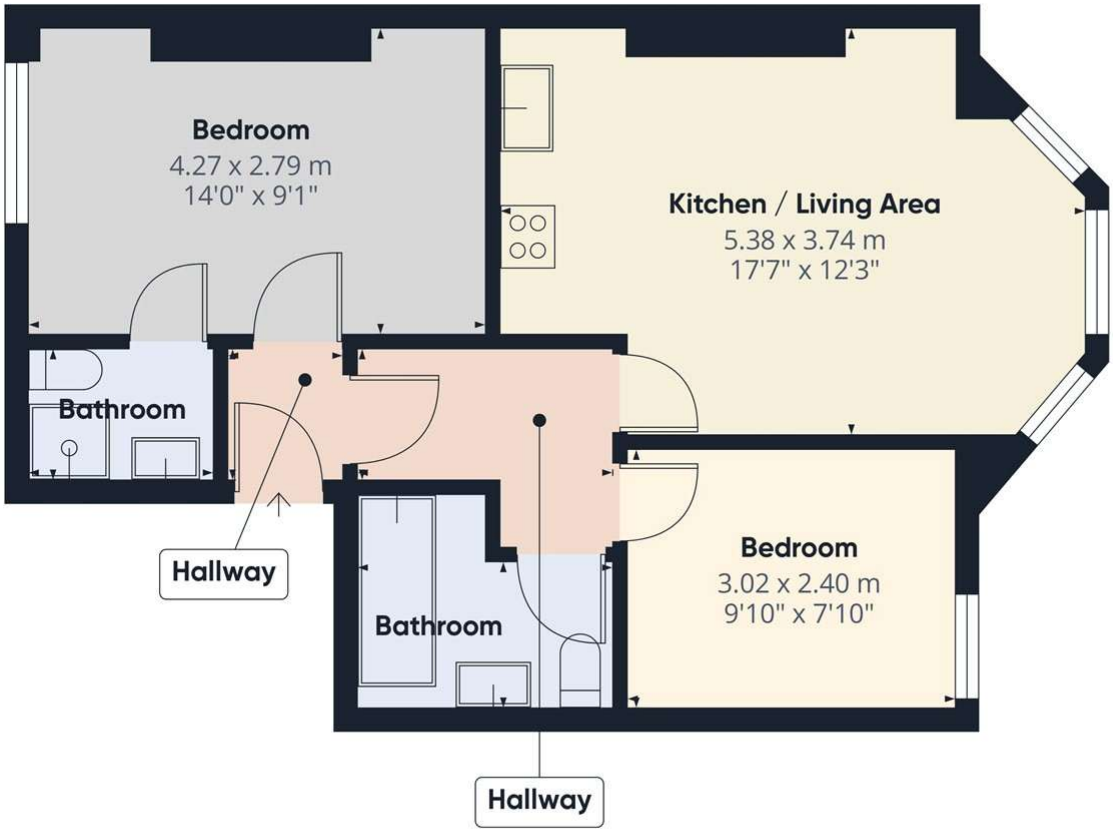


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Approximate total area(1)

46.5 m²

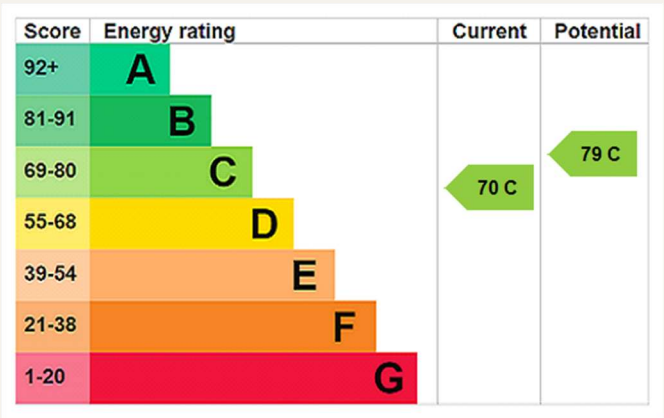
502 ft²

(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

ENERGY PERFORMANCE



VIEWINGS

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