



Killieser Avenue, SW2

OIEO £325,000 *Leasehold*



KEY FEATURES

- Top floor split-level flat
- Bright open-plan reception/kitchen
- Spacious double bedroom with views
- Eaves storage from bedroom
- Bathroom with separate cloakroom
- Laundry/utility room
- Period stained-glass window feature
- Close to Streatham Hill & Balham stations

Set on the top floor of a handsome period building, this charming split-level one-bedroom flat offers a unique sense of character and light-filled living. The property opens with a welcoming hallway, where a striking stained-glass window adds a touch of period charm. A bright reception room seamlessly combines with the kitchen, creating a sociable open-plan living space enhanced by warm wooden floors and excellent natural light. The bedroom, located on the split-level, enjoys elevated views across the neighbourhood, creating a calm retreat. Practical eaves storage is accessed directly from this room, ensuring the home feels both spacious and functional. Completing the layout, the flat benefits from a bathroom with full bathtub, an adjacent cloakroom, and a useful laundry/utility room.

Perfectly located on Killieser Avenue, a sought-after residential road within the Telford Park Conservation Area, the flat is moments from the green spaces of Tooting Bec Common. Streatham Hill station (with direct links to London Bridge and Victoria) and Balham station (Northern Line) are both within easy reach, while the area also boasts a choice of independent cafés, restaurants, and excellent local amenities.

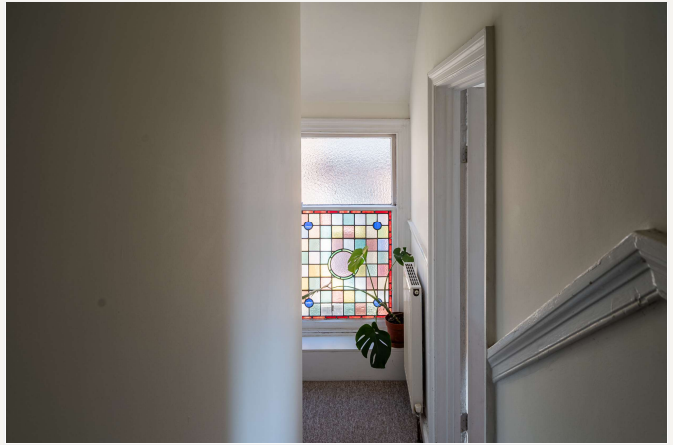
Streatham

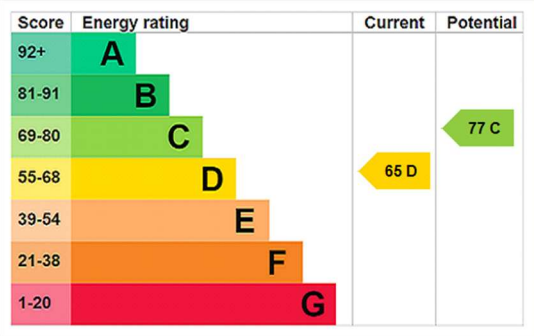
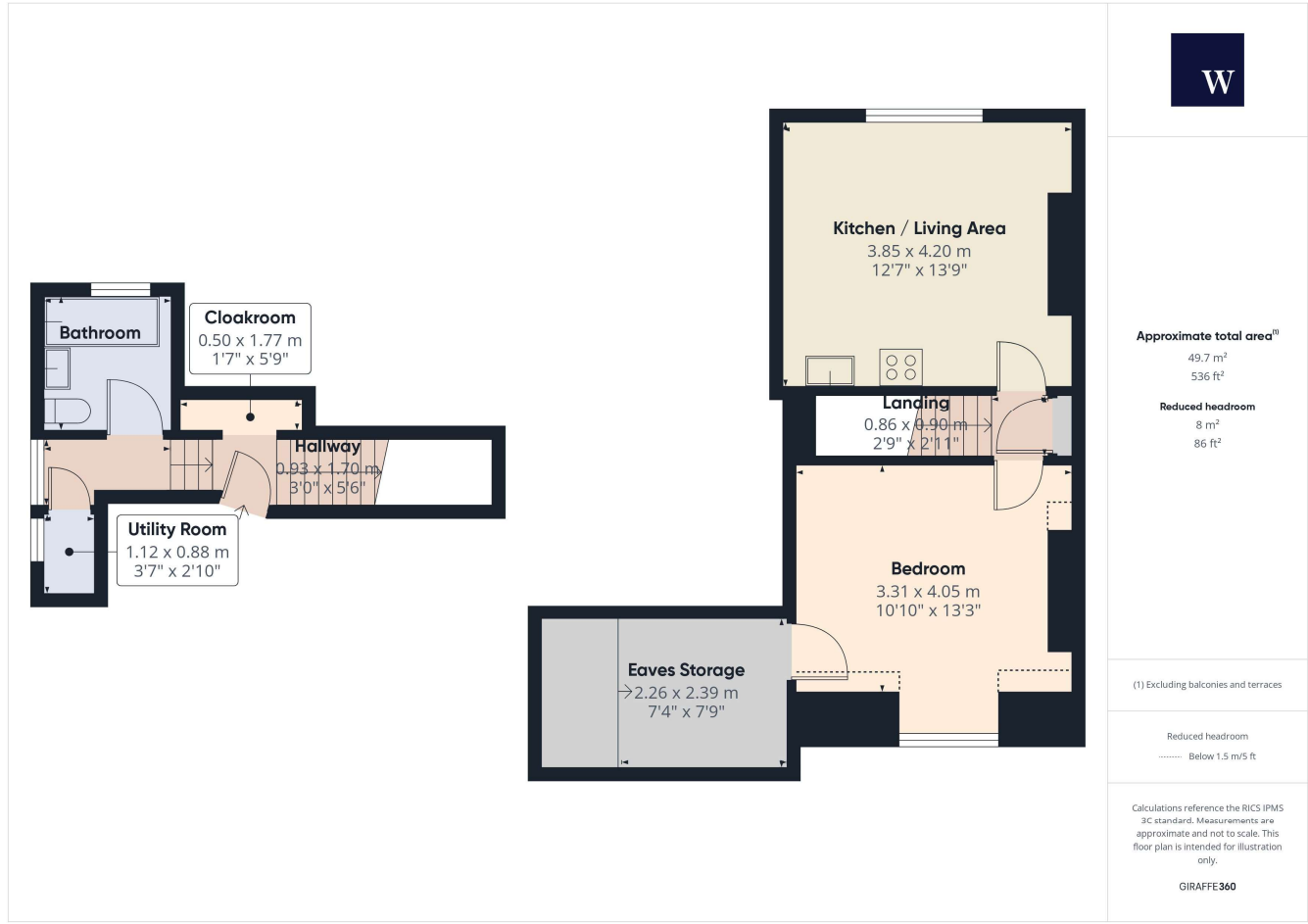
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MATERIAL INFO

Tenure: Leasehold
Term: 167 year and 9 months
Council Tax Band: B
EPC rating: D