



Killieser Avenue, SW2

OIEO £300,000 *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 (5 minute walk, 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.

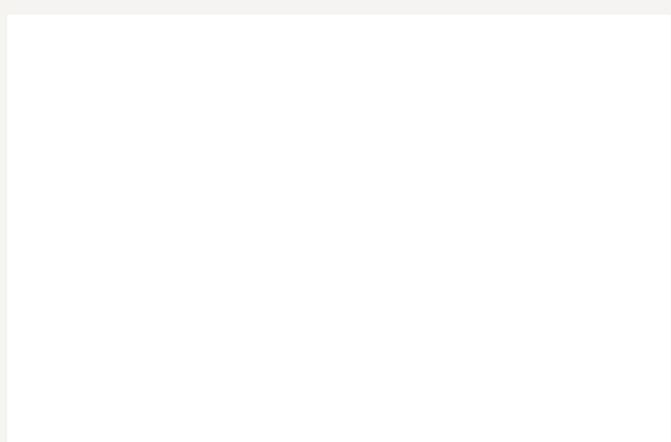
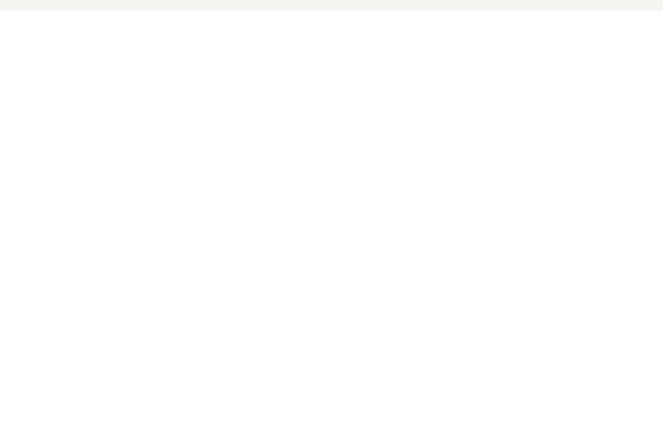
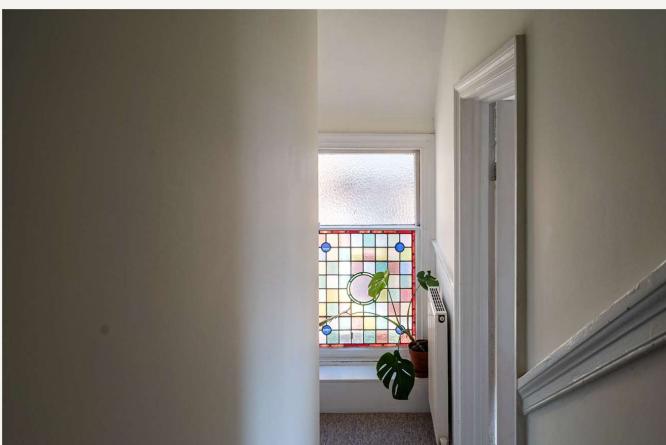
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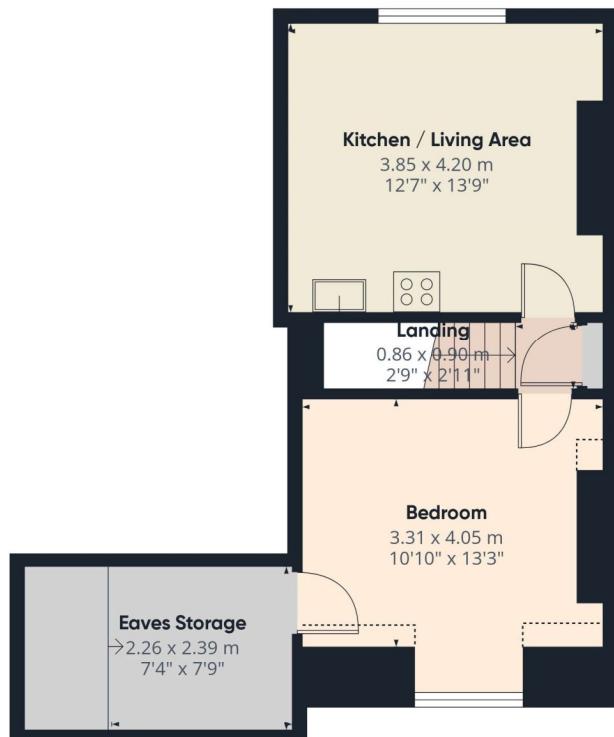
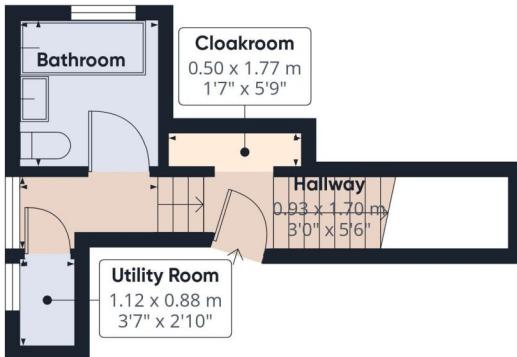
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Approximate total area⁽¹⁾
49.7 m²
536 ft²

Reduced headroom
8 m²
86 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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 167 year and 5 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

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