



Sternhold Avenue, SW2

£750,000 *Share of Freehold*



KEY FEATURES

- Two double bedrooms
- Private roof terrace
- Architecturally striking glass hallway
- Stylish open-plan kitchen/reception
- Contemporary bathroom and en-suite
- Period conversion over two floors
- Excellent local transport links
- Near Tooting Bec Common

This stylish two-bedroom flat occupies the upper floors of a handsome period conversion, ideally located between Streatham Hill and Balham.

Thoughtfully refurbished by the current owners, the home blends period charm with modern touches and is laid out across two levels, creating a clear distinction between living and sleeping quarters. The first floor hosts a generously sized reception room with a large bay window and wood flooring, alongside a contemporary kitchen finished with smart cabinetry and tiled splashbacks. A well-proportioned double bedroom and a sleek bathroom are also found on this level.

Upstairs, the principal bedroom benefits from an en-suite shower room and opens onto a private roof terrace—perfect for relaxed mornings or evening unwinds. A standout feature of the home is the striking glass-floored hallway on the upper level, adding architectural interest and light to the space.

Sternhold Avenue sits on the edge of the sought-after Telford Park conservation area, ideally placed for the amenities, bars, and restaurants of both Streatham and Balham. Tooting Bec Common is at the end of the road, and excellent transport links can be found via Streatham Hill Station and Balham's Northern line.

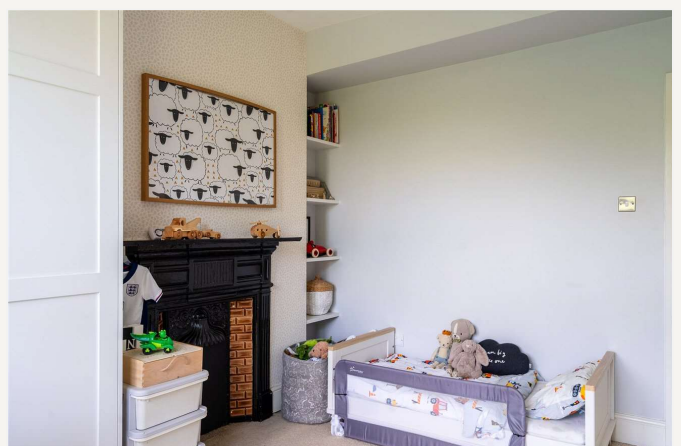
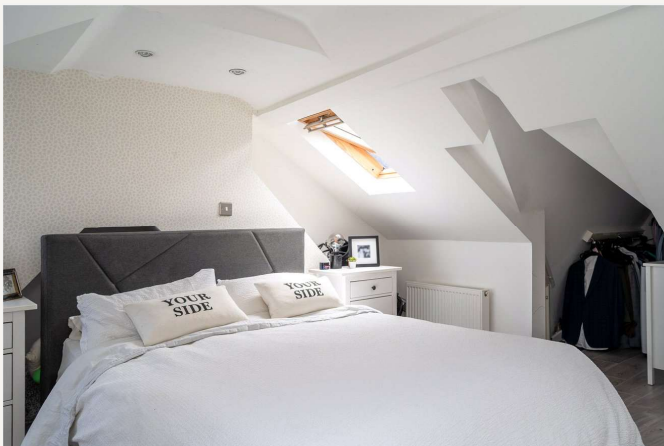
Streatham

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Sternhold Avenue SW2

Gross Internal Floor Area 1112 sqft 103.3 sqm
(Includes restricted head height & excludes void & store)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 987 year and 10 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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