



Tierney Road, SW2

£350,000 *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 investors alike. Tierney Road is a quiet residential street in Streatham Hill, well positioned for excellent day to day convenience and strong transport connections. Streatham Hill station is within easy reach for quick routes into central London, while regular bus routes connect you directly to Brixton for the Victoria line and wider Underground access. Green space is a real highlight here, with Hillside Gardens Park close by and additional parks nearby including the green spaces around Palace Road. You are also well placed for the end of Telford Avenue and the wider neighbourhood around Streatham Hill, with local cafés, shops and amenities all within walking distance.

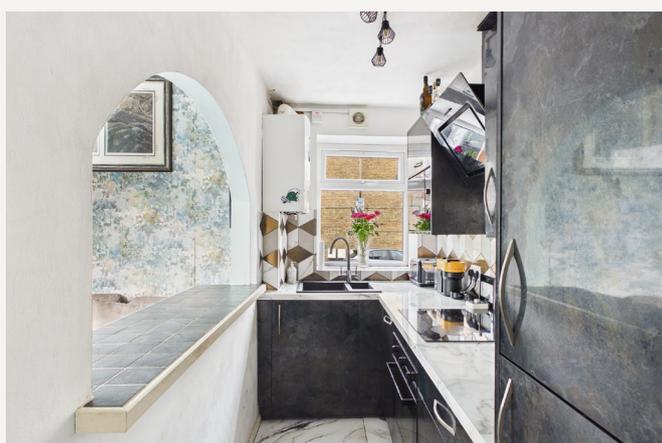
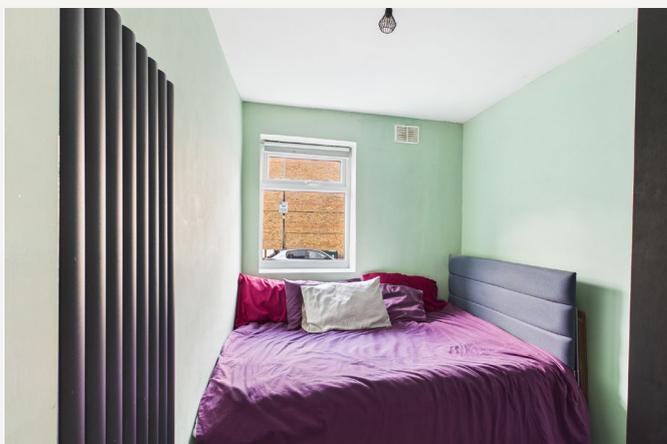
Streatham

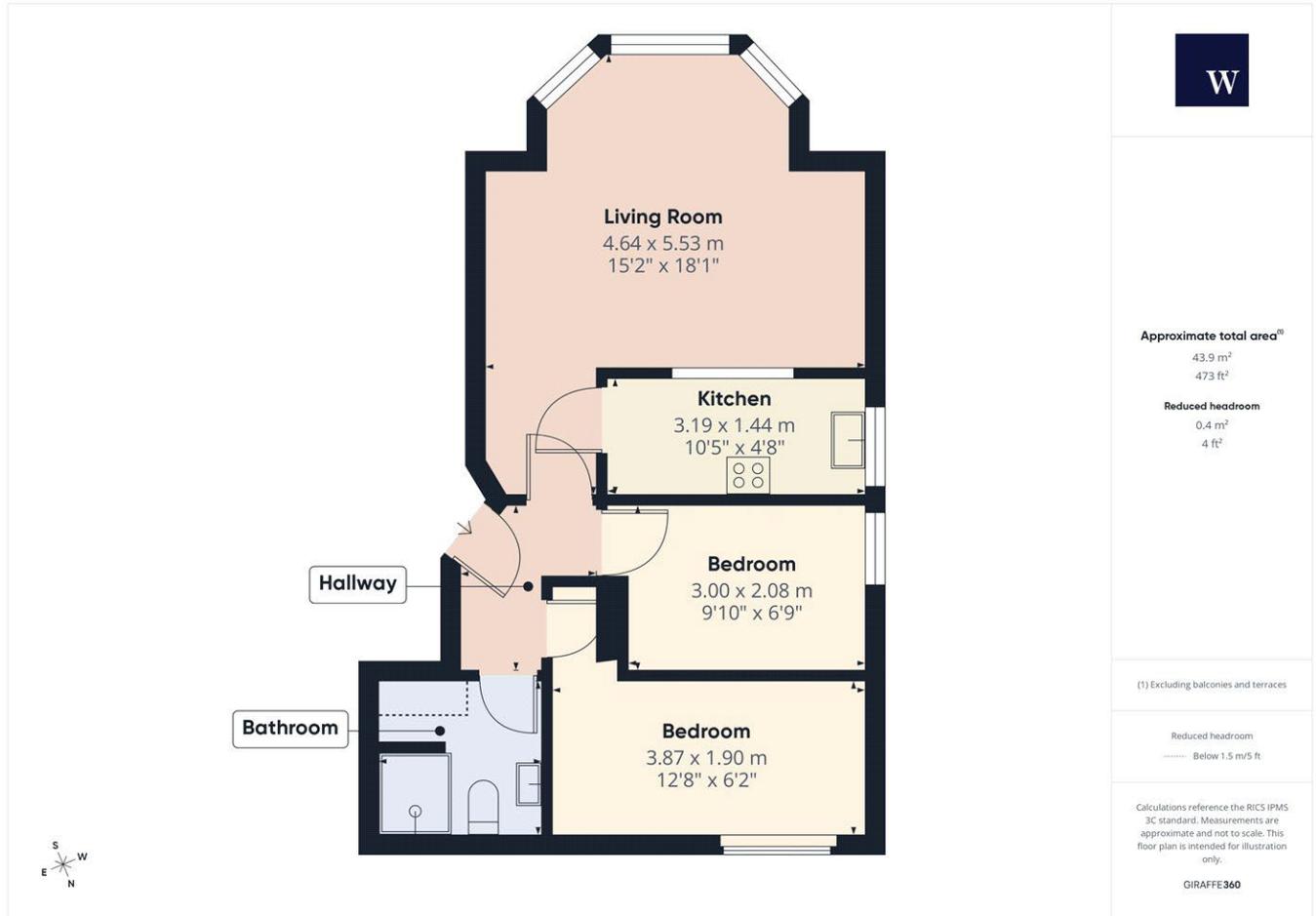
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 118 years
Service Charge: £1349 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

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