



KILLIESER AVENUE, SW2
£350,000 LEASEHOLD

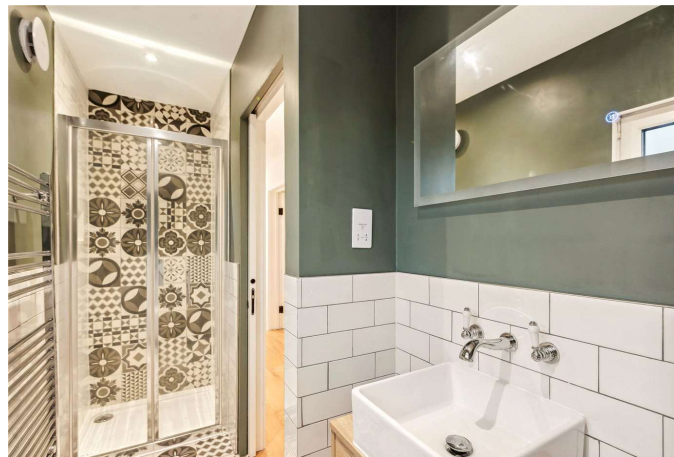
Winkworth



KILLIESER AVENUE, SW2

With a well-finished and modern interior, this superb one bedroom top floor apartment is located within the sought-after Telford Park conservation area. This Victorian conversion offers lots of space and light with large windows and beautiful decor throughout and a lovely green landscaped communal garden to the rear.

Available exclusively through Winkworth, we are delighted to present this newly refurbished top floor Victorian conversion apartment which is set within an attractive and substantial 1880's semi-detached house. The apartment has been well designed and presented by the current owner and benefits from plenty of natural light, wood floors, and good room proportions. There is one double bedroom, a stylish bathroom, a stunning open plan living room/kitchen with large windows maximising the natural light to the front. Useful extra features include plenty of storage space in the large attic, and access to the large communal garden. The property also benefits from a newly refurbished roof. Killieser Avenue is located in the sought-after Telford Park conservation neighbourhood close to Streatham Hill station and is within easy reach of Balham tube station (Northern line) and all the local amenities, excellent primary schools, bars, independent coffee shops and restaurants as well as the wide green open spaces of Tooting Bec Common and its renowned outdoor Lido.



LOCATION

Telford Park Conservation Area, Streatham Hill

DIRECTIONS


Telford Park Conservation Area, Streatham Hill

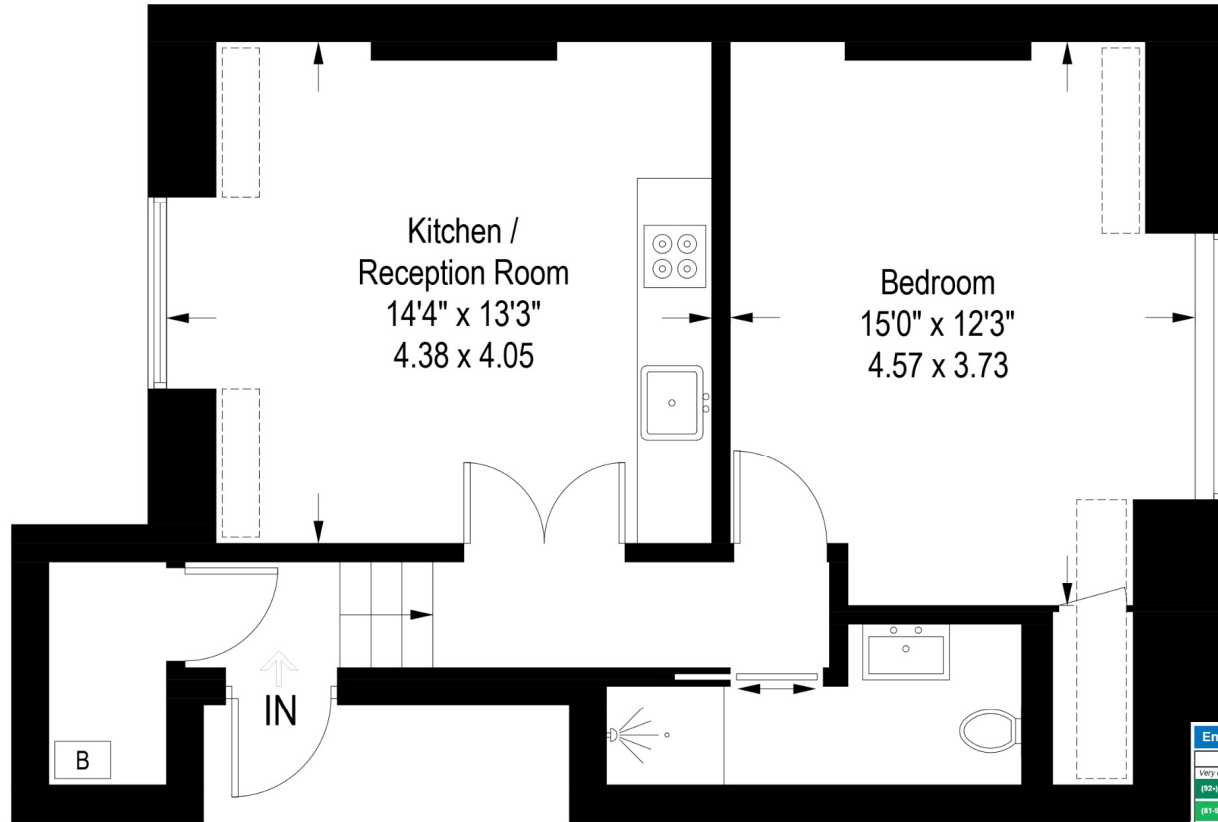


Killieser Avenue, London, SW2

Approximate Gross Internal Area = 462 sq ft / 42.9 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 27 sq ft / 2.5 sq m
 Total = 489 sq ft / 45.4 sq m



 = Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1034231)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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