



Tierney Road, SW2

£480,000 *Share of Freehold*



KEY FEATURES

- Bright period conversion apartment
- Two comfortable double bedrooms
- Expansive bay fronted reception
- Separate modern fitted kitchen
- Split level internal layout
- Garden accessed via side
- Near popular Abbeville Village
- Excellent local transport links

Arranged over a split-level layout, this bright two-bedroom period conversion flat offers spacious and characterful accommodation throughout. The front of the property opens into an expansive reception room, centered around a wide three-part bay window that floods the space with natural light. Featuring polished wooden flooring, this generous room easily accommodates distinct zones for both lounging and dining.

The central hallway leads down to a modern family bathroom suite, complete with a shower over the bath and a chrome heated towel rail. Positioned adjacent is a comfortable double bedroom. Toward the rear, the separate kitchen is thoughtfully fitted with a range of white cabinetry, wooden worktops, and integrated cooking appliances. Completing the internal accommodation is the second

bedroom, a well-proportioned double featuring its own rear bay window looking out across the surrounding greenery. Externally, the property enjoys access to a large rear garden, which is reached via the side of the building.

Tierney Road is a popular residential street positioned just off the South Circular Road, placing residents within easy reach of the vibrant commercial hubs of Balham, Clapham, and Brixton. The local area offers an excellent selection of amenities, including the independent boutique shops, popular restaurants, and cafés of Abbeville Village near Clapham Common. Transport links are exceptional; nearby Streatham Hill station provides regular overland services directly to London Victoria in 17 minutes, while both Clapham South (Northern Line) and Brixton (Victoria Line) tube stations are a short bus ride away.

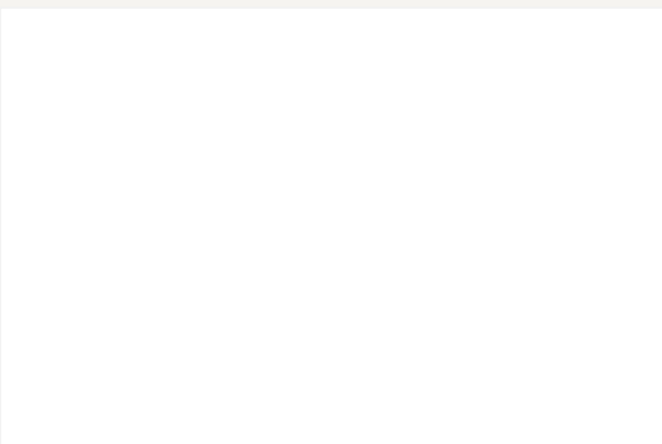
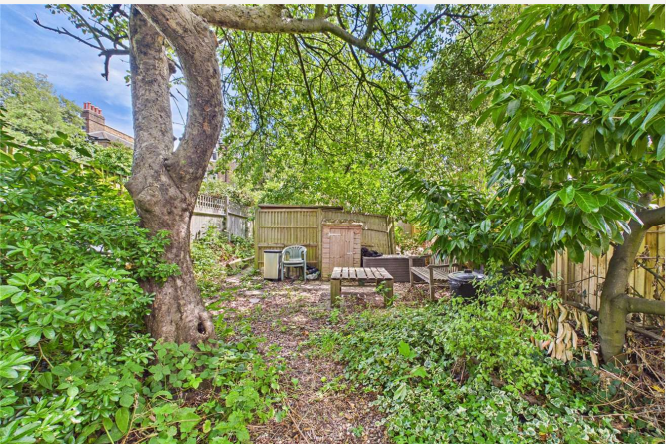
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Approximate total area⁽¹⁾
68.6 m²
740 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

MATERIAL INFO

Tenure: Share of Freehold

Term: 989 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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