



## Telford Court, London, SW2

£495,000 *Leasehold*



### KEY FEATURES

- Three generous bedrooms
- Bright modernised interiors
- Separate WC included
- Secure gated residents' parking
- Gated communal gardens
- Working gas fireplace
- Recently refurbished throughout
- Excellent transport connections

Set within the well-maintained and quietly tucked-away Telford Court development, this beautifully refurbished three-bedroom apartment offers bright, generous spaces and a superb sense of privacy. Accessed via secure gates with residents' parking and communal gardens, the property sits on the second floor of an attractive 1930s building, moments from Streatham Hill's transport links and amenities. The flat has been fully modernised throughout, including new appliances, a recently installed boiler and a working gas fireplace in the living room - a rare and welcome feature. The reception room is wonderfully light, with tall windows, elegant proportions and a calm outlook across the gardens. The kitchen, located just off the hallway, has been thoughtfully updated with wooden worktops, stylish cabinetry and space for all essential appliances. The bedroom layout is highly versatile: two comfortable doubles and a good size third room that is currently arranged as a home office but easily functions as a third bedroom or nursery. The bathroom is well-presented with modern tiling and fittings, and the property benefits from a separate WC - ideal for sharers, guests, or busy mornings. Telford Court is exceptionally well cared for, with a weekly cleaner and gardener, secure gated garden areas for residents, and ongoing communal refurbishments already underway to re-decorate the halls and lay new flooring, scheduled for completion by early 2026. Telford Court enjoys a prime Streatham Hill location with excellent connectivity. Streatham Hill station (Victoria Line connections via Balham) is a short walk away, offering fast routes into central London. Numerous bus routes run from nearby Streatham High Road, giving easy access to Brixton, Clapham, Balham and Tulse Hill. Residents benefit from close proximity to a wide selection of cafés, restaurants, gyms and supermarkets, as well as green spaces such as Tooting Bec Common perfect for weekend walks or outdoor exercise.

### Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 87 years and 1 month  
**Service Charge:** £3368.48 per annum  
**Ground Rent:** £25 Annually  
**Council Tax Band:** C  
**EPC rating:** C

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