



Telford Court, Streatham Hill, SW2 £400,000 *Leasehold*

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KEY FEATURES

- Three well-proportioned bedrooms
- Bright spacious living room
- Separate modern fitted kitchen
- Contemporary fitted shower room
- Separate dedicated guest WC
- Off street residents parking
- Generous lawned communal gardens
- Moments from Streatham station

*Please note: Selected rooms within this property description have been virtually dressed to demonstrate space and layout potential.

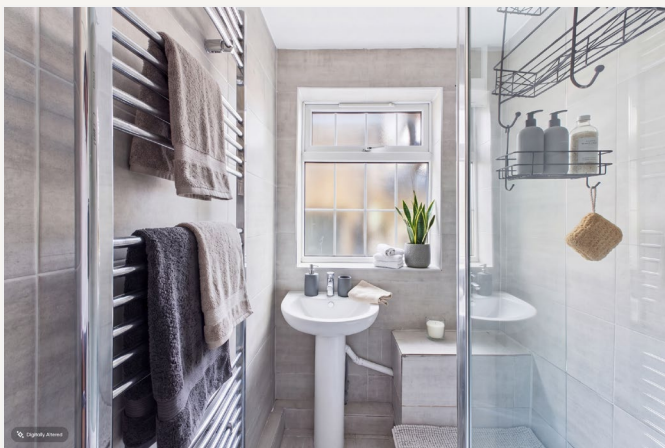
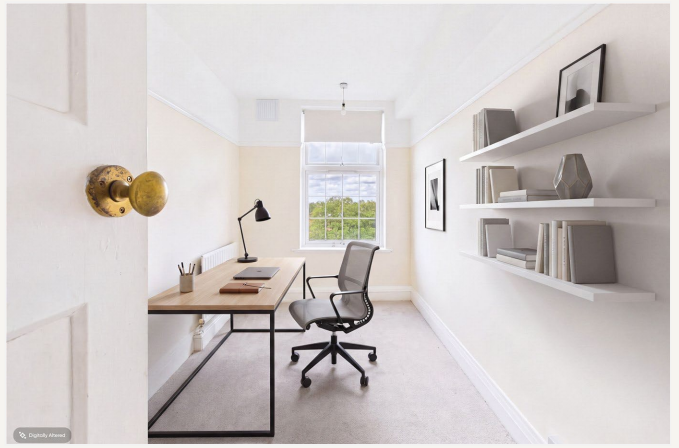
Positioned on a high floor within a popular residential development, this expansive three-bedroom apartment offers a bright, balanced layout complemented by far-reaching views across London from every room, well-maintained communal grounds, and residents' parking. The property further benefits from an extended lease upon completion. The front door opens into a long entrance hallway that seamlessly connects every room. Positioned at the beginning of the layout, the generous living room forms an inviting central entertaining hub, bathed in natural light through wide windows framing sweeping views across the capital, with dedicated space for both relaxing and dining. Further along the hallway are three well-proportioned bedrooms, each capturing brilliant, elevated outlooks across the city skyline and providing versatile space for double beds, guest rooms, or a home office. Towards the end of the hall, the separate kitchen is fitted with practical wooden work surfaces, streamlined white cabinetry, tiled splashbacks, and integrated cooking appliances. Serving the home is a modern shower room suite alongside a separate WC, adding exceptional daily practicality. Outside, residents enjoy access to mature communal lawned gardens and convenient resident parking. Telford Court is ideally situated on Streatham Hill, placing a fantastic selection of local amenities right on the doorstep. Streatham Hill mainline station is just a short stroll away, providing fast, direct rail connections into London Victoria, London Bridge, and Clapham Junction. Frequent daytime and 24-hour bus routes running along Streatham Hill offer rapid access straight to Brixton Underground station for the Victoria Line. The immediate area boasts a vibrant array of independent cafes, artisan bakeries, fitness studios, and major supermarkets including an M&S Foodhall. For green open spaces, the leafy parklands of Tooting Bec Common and Brockwell Park are both within easy reach for outdoor recreation and weekend walks.

Streatham

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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: Leasehold

Term: 170 year approx.

Service Charge: £3600 per annum

Council Tax Band: C

EPC rating: D

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