



TIERNEY ROAD, SW2
£550,000 LEASEHOLD

Winkworth



TIERNEY ROAD, SW2

Located in a sought-after road by Brixton Hill and Streatham Hill, we are pleased to offer this spacious ground floor two double bedroom Victorian conversion flat with direct access to large private garden.

Available exclusively through Winkworth, this bright and airy accommodation is on the ground floor of an attractive semi-detached Victorian house with a well-maintained, sunny landscaped garden with a side access, a patio and mature planting. The property has really well-laid out living space with the extended open-plan living area (reception/kitchen/dining/separate W.C) located to the rear, which meticulously connects you via bi-folding doors through to the garden.

Located to the front is the principal bedroom which large sash windows and an en-suite shower room with a wash hand basin and a W.C. The second double bedroom is also generous in size and benefits from French doors leading out onto a lightwell patio area and there is an en-suite shower room with a wash hand basin and a W.C.

There is further potential to extend, and planning permission has already been granted for a basement conversion.

Tierney Road is a quiet sought-after residential road just off the South Circular Road comprising mainly of large mid-Victorian houses and converted apartments; the property is within easy reach of Balham, Clapham and Brixton. Locally there are many excellent amenities including the restaurants and cafes of "Abbeville Village" near Clapham Common. The nearest transport is at Streatham Hill station (overland to Victoria in 17mins) and Clapham South (Northern Line) and Brixton (Victoria Line) tube stations are a short bus ride away.

LOCATION

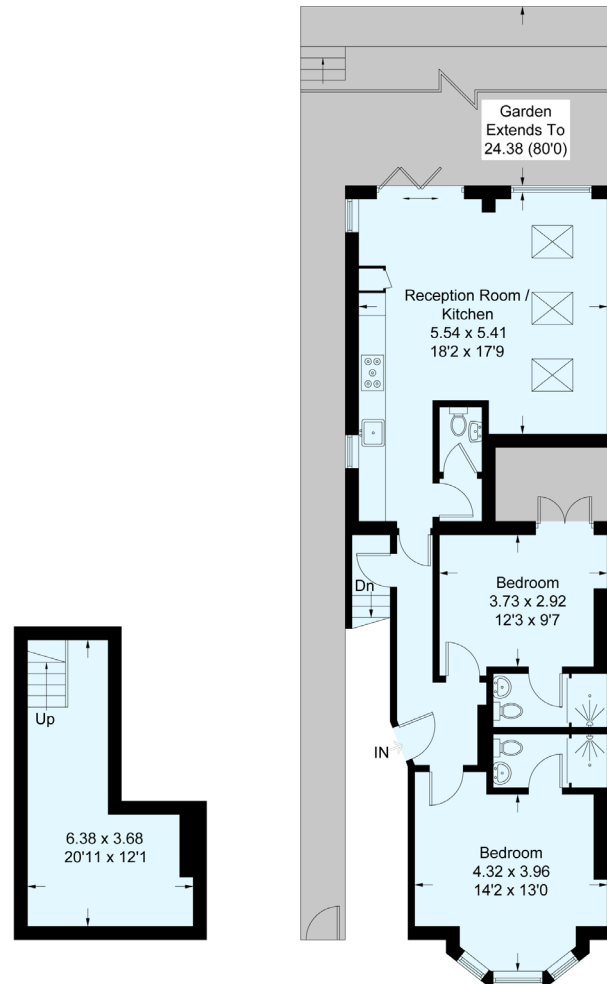
Streatham Hill





Tierney Road, SW2

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft
Cellar = 16.3 sq m / 175 sq ft
Total = 96 sq m / 1033 sq ft



Cellar
175 sq ft / 16.3 sq m

Ground Floor
858 sq ft / 79.7 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID316858)

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth