



## Tierney Road, SW2

£375,000 *Leasehold*

2  1  2 

### KEY FEATURES

- Two double bedrooms
- Two modern bathrooms
- Bay-fronted reception
- Open-plan kitchen
- Wood floors throughout
- Near Streatham Hill
- Near Clapham South
- Near Brixton Underground

Set within an elegant late-Victorian conversion on a sought-after road between Balham, Clapham and Brixton, this stylish two-bedroom apartment blends period character with modern finishes. A welcoming hallway opens into a bright, bay-fronted reception with space to dine, dressed with plantation shutters and wood floors for a clean, contemporary feel. The smart open-plan kitchen is fitted with integrated appliances and generous cabinetry, making everyday cooking and entertaining easy.

There are two bedrooms, the principal a calm double, and a further bedroom that works well as a guest room or office. Two modern bathrooms - one with a walk-in shower and the other with a full bath - provide excellent everyday convenience. High ceilings, tall sash windows and considered storage complete a very liveable home in a prime south-west London location.

Tierney Road sits just off the South Circular, perfectly placed for the cafes and restaurants of Abbeville Village, the independent shops of Balham, and Brixton's buzzing markets and music venues. Transport is superb: Streatham Hill (Overground to Victoria), Clapham South (Northern Line) and Brixton (Victoria Line) are all close by, with frequent buses along the High Road for quick connections. Green space abounds with Clapham Common and Brockwell Park within easy reach.

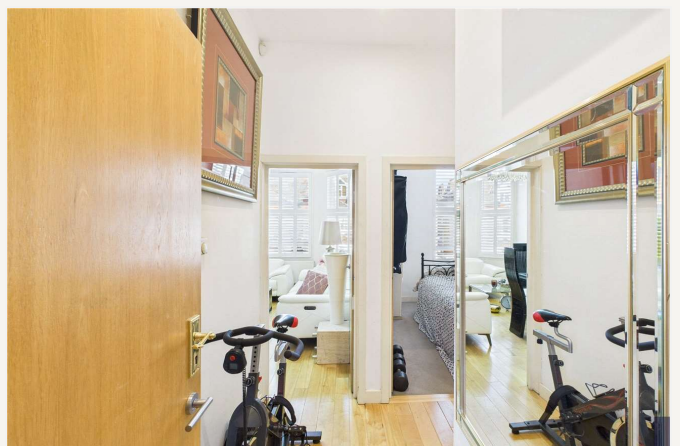
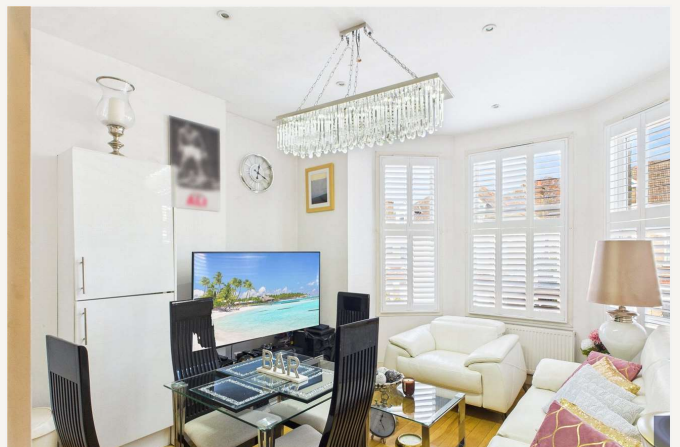
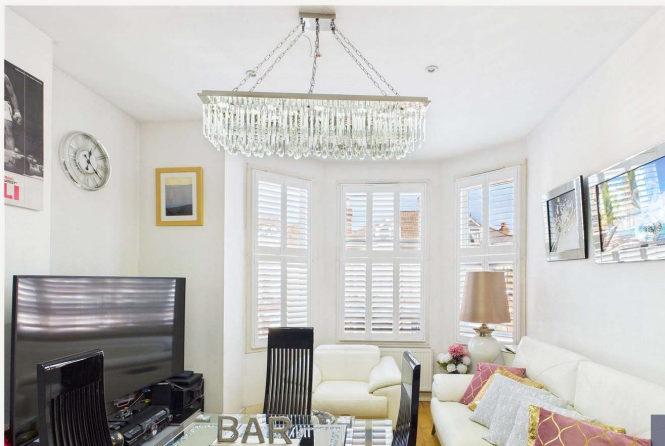
### Streatham

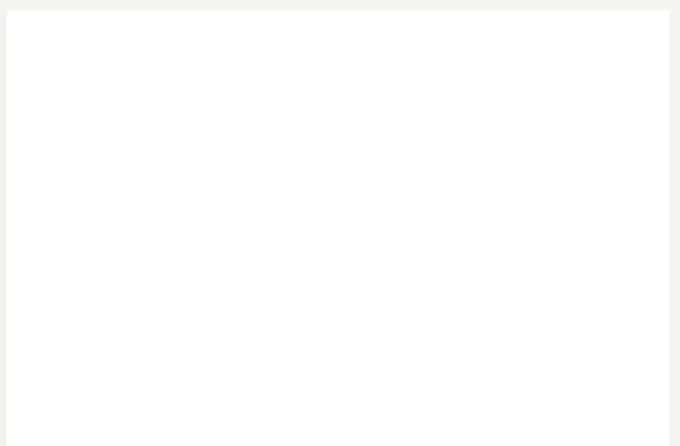
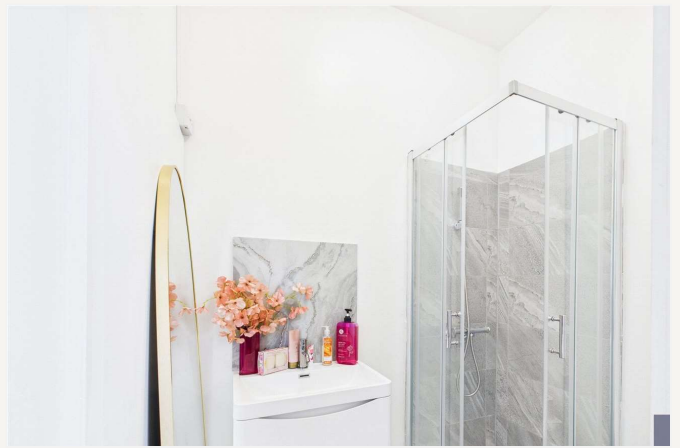
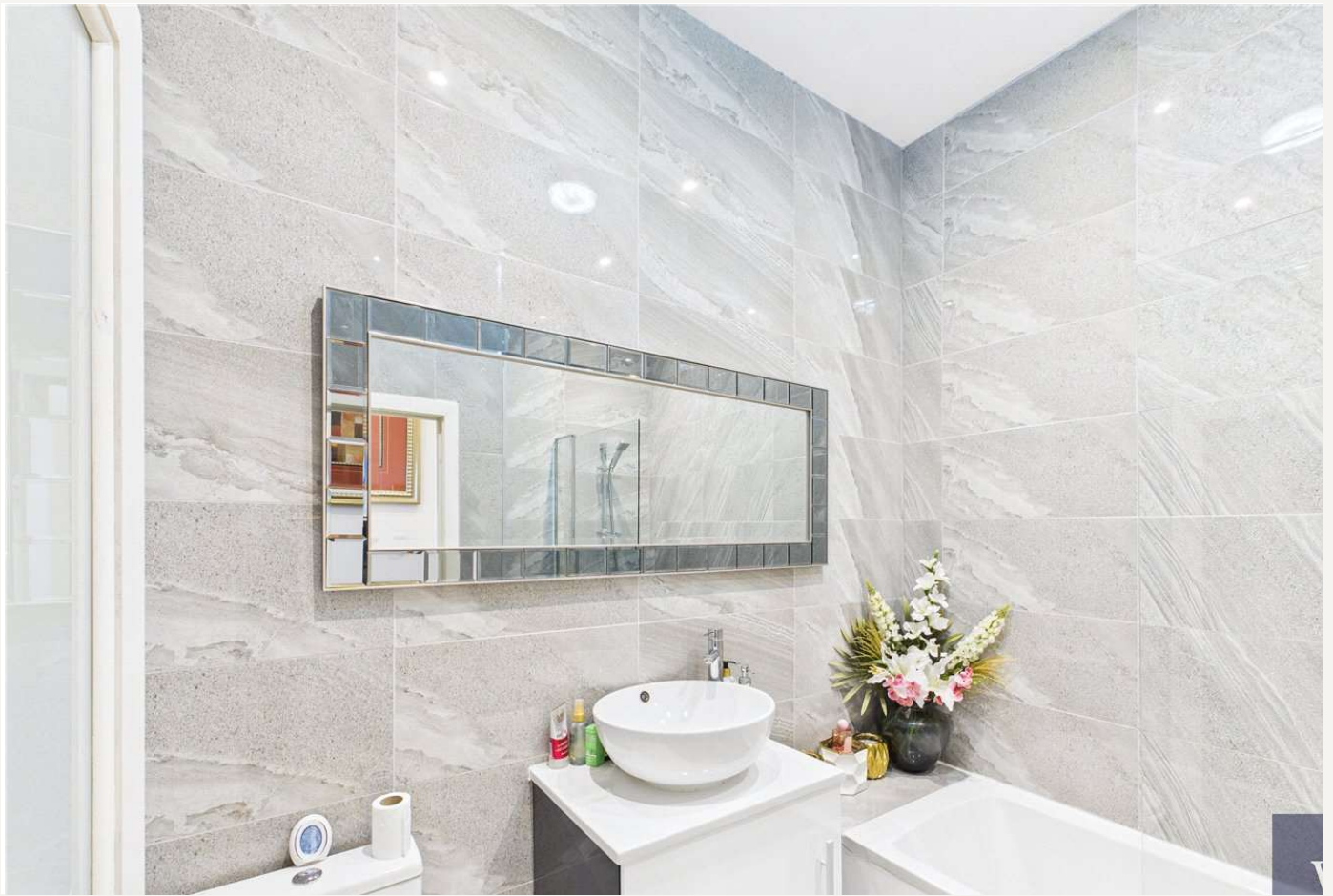
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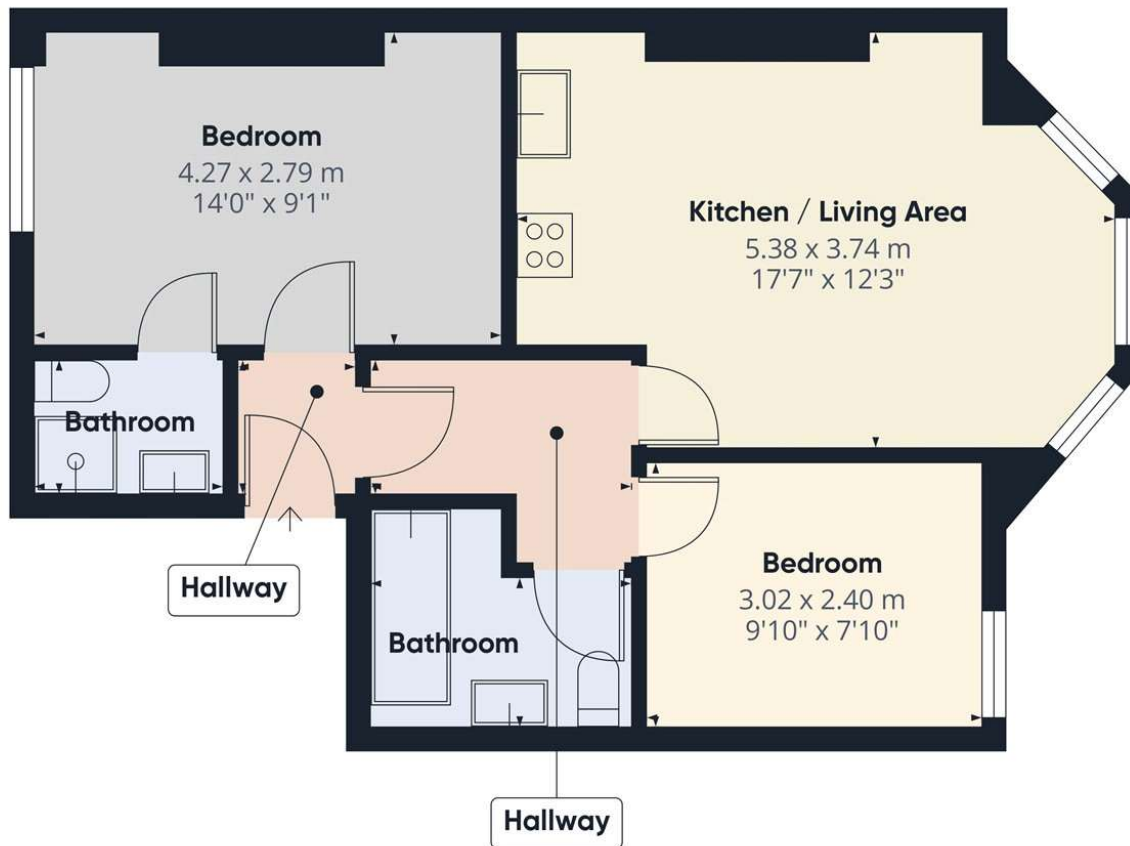
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Approximate total area<sup>(1)</sup>  
46.5 m<sup>2</sup>  
502 ft<sup>2</sup>

(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:** Leasehold

**Term:** 105 year and 11 months

**Service Charge:** £1811.5 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C

**Streatham**

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