



KINFAUNS ROAD, SW2

£1,500 PER MONTH PART FURNISHED, UNFURNISHED

A BRIGHT AND AIRY TWO BEDROOM FIRST FLOOR VICTORIAN CONVERSION FLAT BY TULSE HILL STATION (THAMESLINK)

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Winkworth



Set within a handsome brick-fronted Victorian semi-detached house, this smart first floor flat is located within a short distance of Tulse Hill station (Thameslink) which has an excellent, speedy service into the City and West End.

There is a bright open-plan kitchen/ reception room with wooden floors and a large sash window bay and high ceilings. The fitted kitchen has white high gloss modern units with granite worktops, a fitted oven and hob and includes a washer-dryer.

There is a smart modern bathroom with a large walk-in shower, two double bedrooms with sash windows and high level fitted storage. With wooden flooring and fitted carpets and a cream/white colour scheme throughout, this flat would suit a professional couple or two sharers.

Kinfauns Road is a quiet residential street off the South Circular Road and has easy access to Brockwell Park and Lido, Dulwich, Herne Hill, Brixton and Clapham.

Available 7 November 2020, unfurnished/part furnished.



ACCOMMODATION

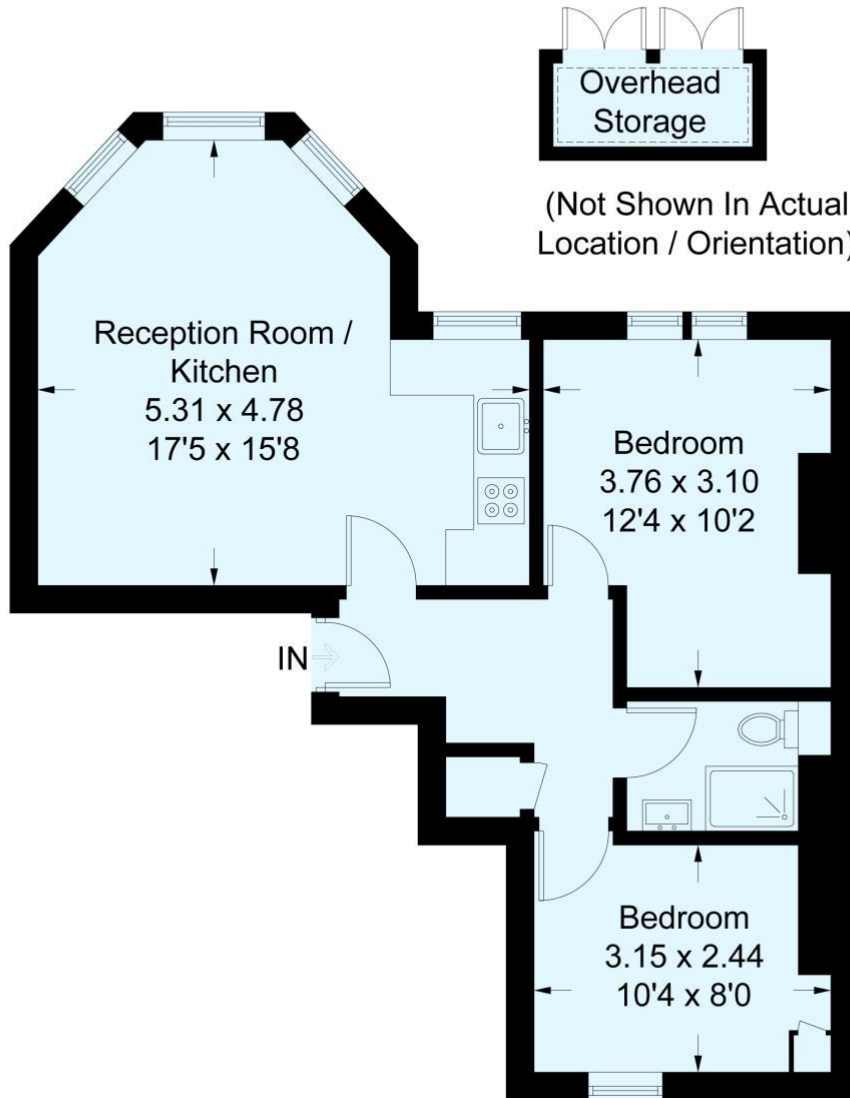
Long Let, Minimum term 12 months, 2 Bedrooms,
1 Reception Room, 1 Bathroom, Flat/Apartment,
Semi Detached, First Floor, Period, Modern,
Town/City, Part Furnished, Unfurnished, 538
Approx Sq Ft

Kinfauns Road, SW2

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft
 Overhead Storage = 1.9 sq m / 20 sq ft
 Total = 51.9 sq m / 558 sq ft



= Reduced headroom below 1.5m / 5'0



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. (ID267580)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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