



## TREVELYAN ROAD, SW17 £450,000 SHARE OF FREEHOLD

### DESCRIPTION:

This ground-floor flat, featuring two double bedrooms, presents an excellent refurbishment opportunity. The property includes a reception room with a charming period feature fireplace, a kitchen, and a rear garden. While it would benefit from full refurbishment, there is also potential to extend the property subject to the necessary planning permissions.

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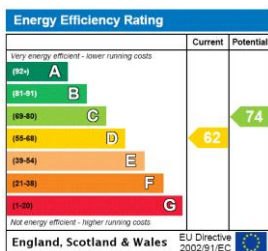
## Trevelyan Road, SW17

Approx. Gross Internal Floor Area 765 sq. ft / 71.09 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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