



Telford Avenue, SW2

£450,000 *Share of Freehold*



KEY FEATURES

- Top Floor (Second) Victorian Conversion Flat
- Semi Open-Plan Living
- Reception Room/Kitchen
- Modern Bathroom
- Good Location
- Ample Storage
- Close To Streatham Hill Station

We are pleased to offer this bright top floor (second) two-bedroom Victorian conversion flat located on Telford Avenue, close to Streatham Hill station, a short walk from Telford bus stop, providing easy access to Brixton tube station.

The property comprises of a semi-open plan living area, consisting of a kitchen/reception room, a modern grey stone tiled bathroom with a wash hand basin and WC, two good size bedrooms and plenty of ample storage throughout. This apartment has a contemporary style interior with wooden floors, large windows and great views and would make an excellent purchase for a first-time buyer or a buy to let investor.

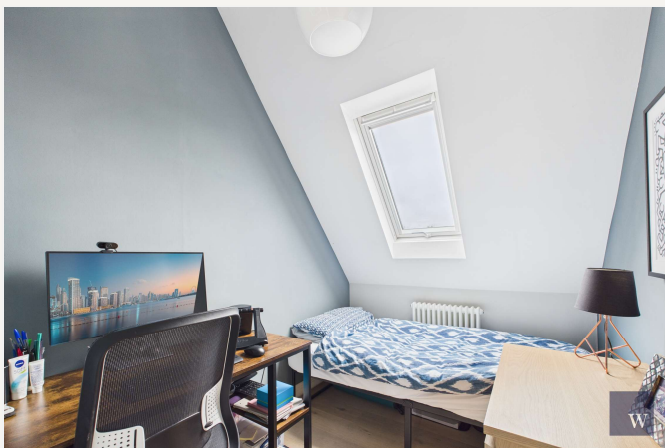
Telford Avenue is located in the sought-after Telford Park conservation neighbourhood, with its own resident association together with the green spaces and recreational facilities of Tooting Bec Common nearby. This property, within walking distance of Streatham Hill station, numerous bus routes (easy access to Brixton tube station – Victoria Line) and Balham tube (Northern line), benefits from exceptional transport links. There are an array of local amenities, bars and restaurants too.

Streatham

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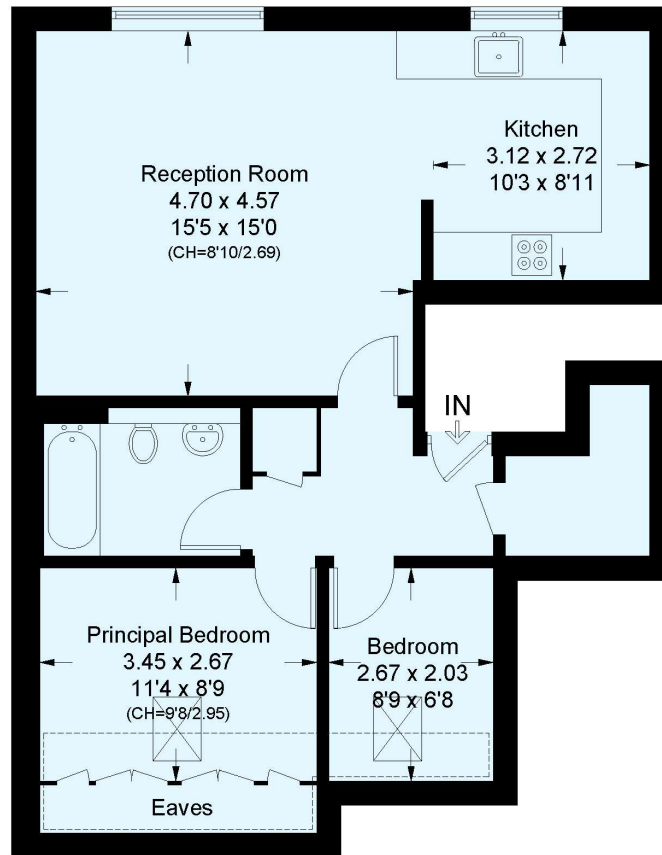


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Approximate Floor Area = 62.5 sq m / 673 sq ft
Including Limited Use Area (5.6 sq m / 60 sq ft) And Eaves



 = Reduced head height below 1.5m



Second Floor

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. (ID867850)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Share of Freehold

Service Charge: £1920 per annum

Council Tax Band: C

EPC rating: D

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