



Telford Avenue, SW2

£600,000 *Share of Freehold*

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KEY FEATURES

- Split-level period conversion
- Bright bay-fronted reception room
- Vaulted kitchen with exposed beams
- First-floor bedroom with built-in storage
- Versatile loft room/ bedroom
- Two bathrooms including en-suite
- Moments from Tooting Bec Common
- Close to Balham tube and Streatham Hill

Set within an attractive period conversion on sought-after Telford Avenue, this superb split-level flat offers over 950 sq ft of thoughtfully arranged living space, blending period character with stylish modern touches. The flat opens with a welcoming hallway leading into a bright bay-fronted reception room, enhanced by bespoke shelving, high ceilings, and excellent natural light. The kitchen features exposed brickwork, timber worktops, and vaulted ceilings with exposed beams, creating a unique and characterful heart of the home. On the first floor, there is a double bedroom with built-in wardrobes, alongside a stylish family bathroom that showcases a feature fireplace and plantation shutters. The upper floor hosts a versatile loft room with skylights and its own en-suite bathroom - ideal as a second bedroom, guest space, home office, or additional living area.

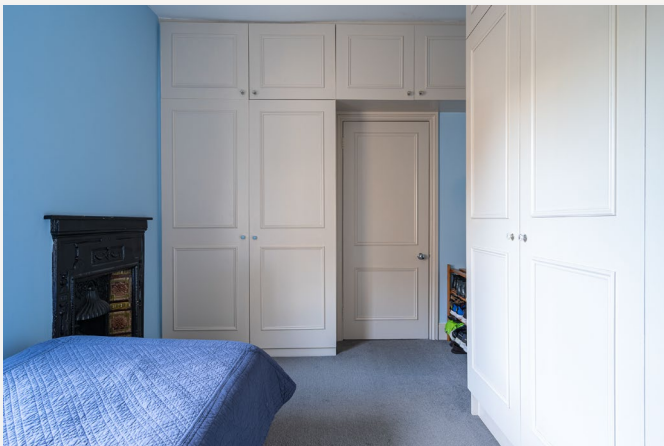
Telford Avenue enjoys a prime location just moments from Tooting Bec Common and a short stroll to Balham tube (Northern Line), alongside Streatham Hill's fast connections into London Victoria. Excellent local amenities include popular cafés, bars, and independent shops, while the property also sits within 0.2 miles of the Ofsted-rated Outstanding Telferscot Primary School.

Streatham

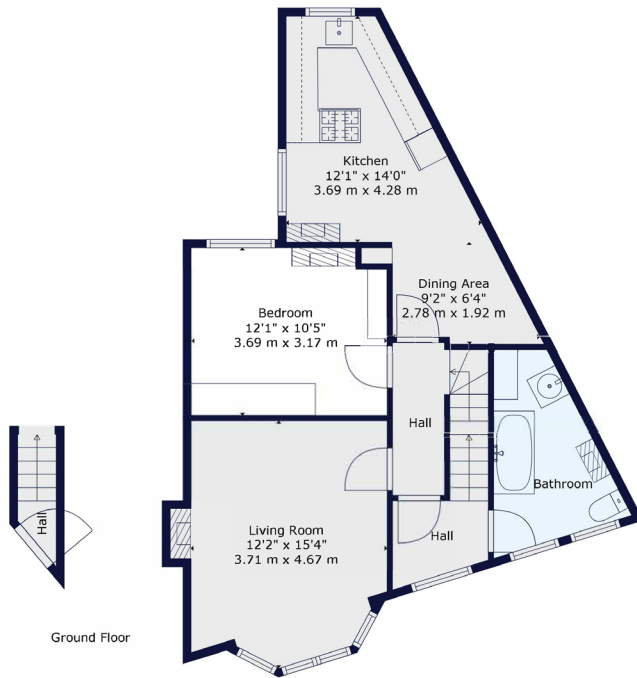
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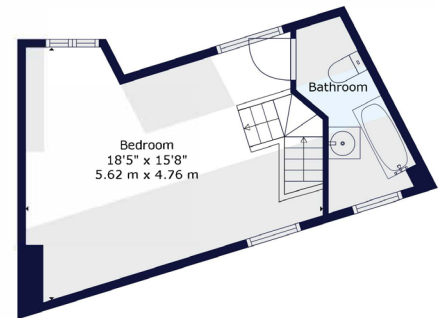
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First Floor



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TOTAL: 950 sq. ft, 88.3 m²
 GROUND FLOOR: 16 sq. ft, 2 m², FIRST FLOOR: 652 sq. ft, 61 m², SECOND FLOOR: 128 sq. ft, 12 m²
 LOW CEILING: 154 sq. ft, 14 m²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: D
EPC rating: E

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