



SALFORD ROAD, SW2
£235,000 SHARE OF FREEHOLD

STRIKING STUDIO IN A LEAFY STREET MOMENTS FROM TOOTING BEC COMMON AND BETWEEN BALHAM AND STREATHAM HILL

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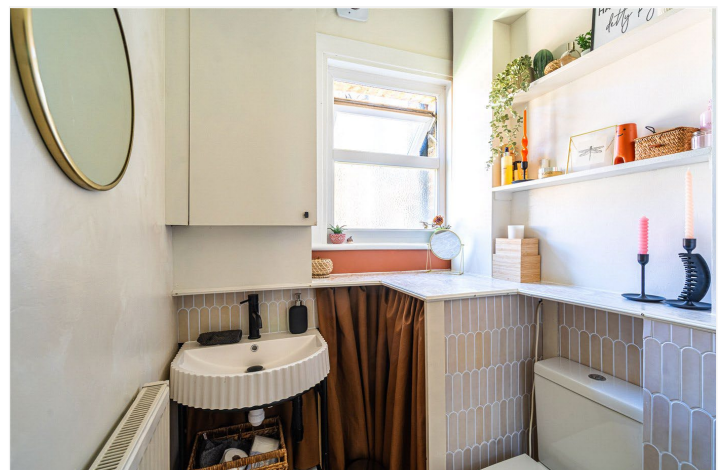
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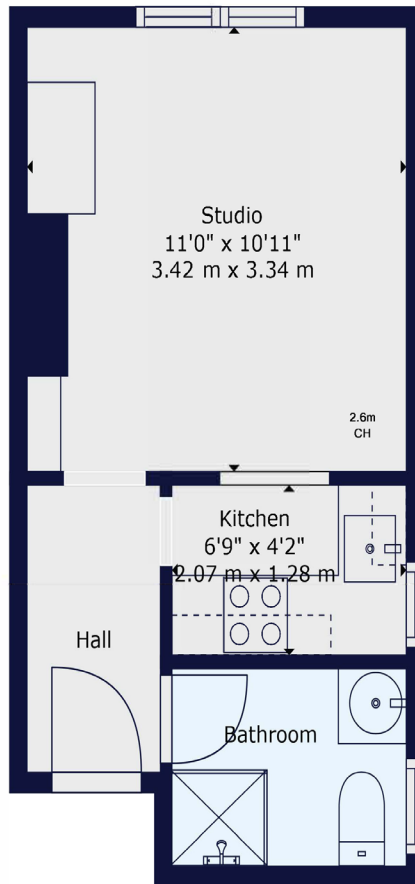
Set within a handsome period building and offered with a share of the freehold, this beautifully reimagined studio flat has been thoughtfully designed by an architect to maximise both space and style. The result is a smart, space-saving home with a welcoming aesthetic, where every inch has been cleverly considered.

The layout is zoned to provide distinct areas for sleeping, living, and dining, with a bespoke platform bed and sleek open storage that enhance both functionality and flow. A contemporary kitchen is tucked neatly to one side, finished with marble-effect worktops, muted cabinetry, and gloss tiling, while the bathroom features a crisp, curated design with bespoke shelving, updated sanitaryware, and a calming, neutral palette. Herringbone flooring runs throughout, adding warmth and cohesion to the space.

Salford Road is ideally placed just off the junction with Telford Avenue, placing you within easy reach of Balham's Underground and Overground stations, Streatham Hill's rail links, and numerous bus routes into Clapham and Brixton. Tooting Bec Common is moments away, stretching from the end of the street, while Abbeville Village, with its charming eateries and boutiques, is also nearby.







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TOTAL: 226 sq. ft, 21 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 105 years

Service Charge: £720 per annum

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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