



KNOLLYS ROAD, SW16
£350,000 SHARE OF FREEHOLD

**A STUNNING ONE BEDROOM PERIOD CONVERSION
PRESENTED IN SOLD WITH THE ADDED BENEFIT OF A
PRIVATE SECTION GARDEN AND NO ONWARD CHAIN.**

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DESCRIPTION:

A stunning one bedroom period conversion presented in sold with the added benefit of a private section garden and no onward chain.

Internally the property comprises a spacious open plan living/dining room with wonderful high ceilings. Stairs lead down to the fully fitted. To the front of the flat the large double bedroom is situated, overlooking the private terrace with the added benefit of ample built in wardrobes. Off the bedroom is the well appointed shower room.

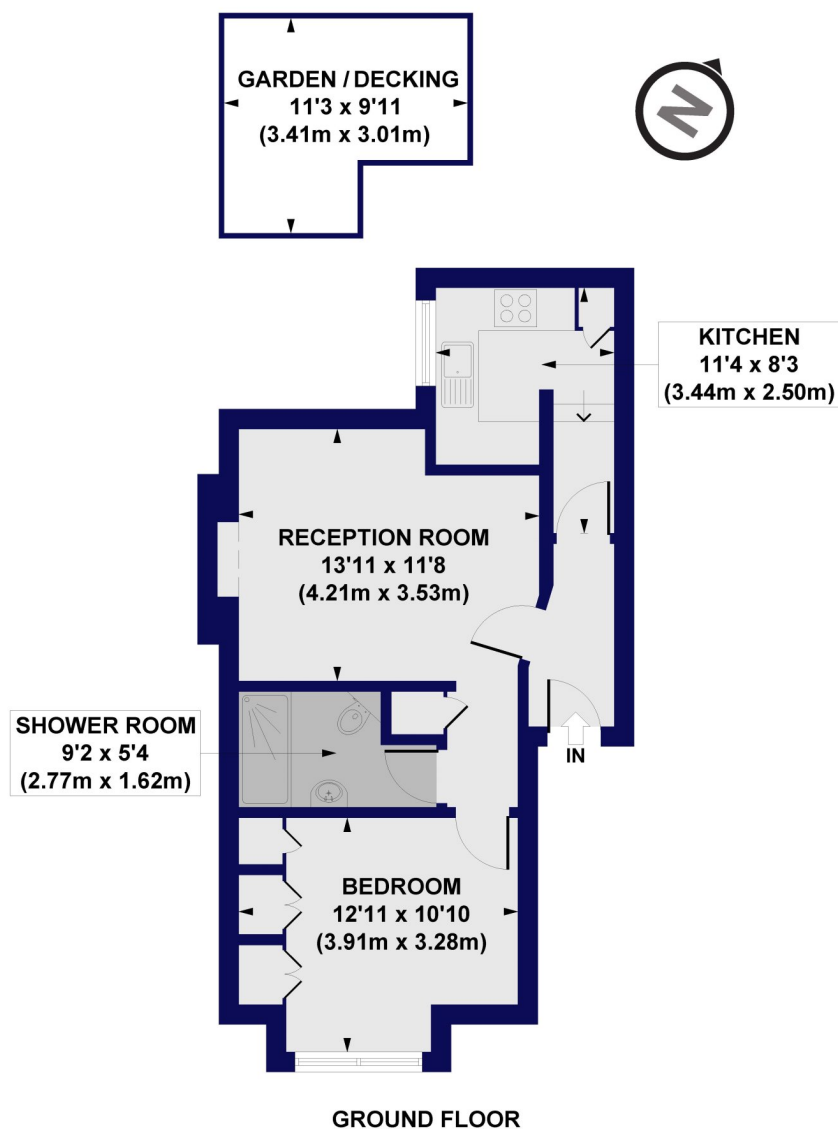
Additional features include a large communal garden and free on-street parking on Knollys Road. You're also within easy reach of Streatham Hill, West Norwood and Tulse Hill, with excellent access to Thameslink, Southern rail and several sought-after schools.

Council tax band: C





Knollys Road, SW16
Approx. Gross Internal Floor Area 474 sq. ft / 44.01 sq. m



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 CP Creative. 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.

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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		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £360 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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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