



Knollys Road, SW16

OIEO £325,000 *Share of Freehold*



KEY FEATURES

- One double bedroom
- Period conversion flat
- Private section of garden
- No onward chain
- Open-plan living/dining room
- Built-in bedroom wardrobes
- Communal garden access
- Excellent transport link

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.

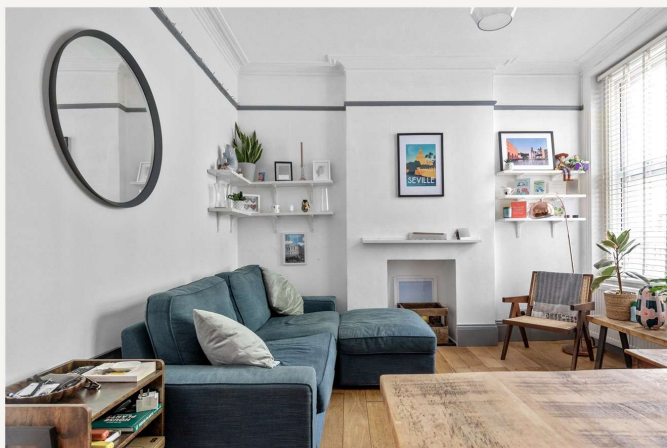
Council tax band: C

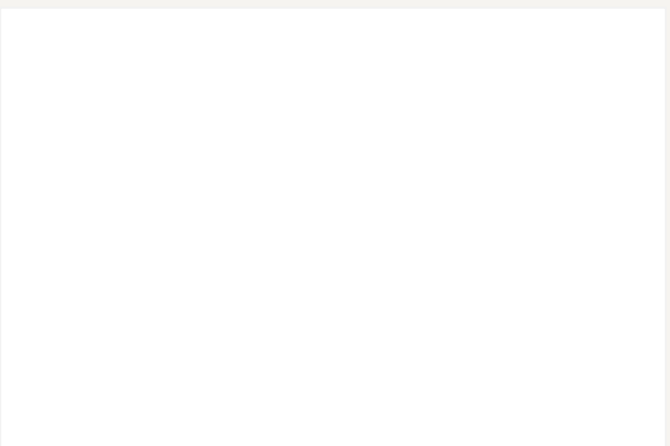
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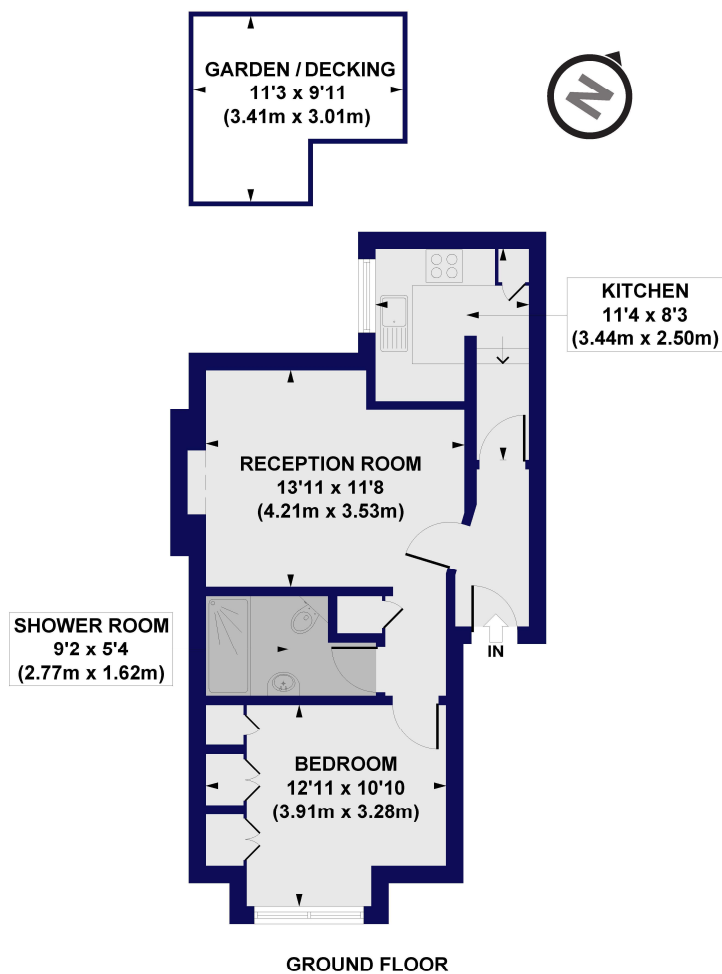
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Knollys Road, SW16
Approx. Gross Internal Floor Area 474 sq. ft / 44.01 sq. m



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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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		

MATERIAL INFO

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:
EPC rating: D

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