



Killieser Avenue, SW2

£625,000 *Share of Freehold*

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KEY FEATURES

- First floor Victorian conversion
- Two double bedrooms
- Spacious reception room
- Modern fitted kitchen
- Bathroom and separate shower room
- Period features throughout
- Access to communal garden
- Excellent transport links nearby

Positioned on the first floor of a handsome Victorian building, this two-bedroom conversion offers bright, characterful living with the added benefit of a communal garden. The property opens into a welcoming hall leading to a spacious reception room with large sash windows and an original fireplace, filling the space with natural light. The modern kitchen is set just off the reception, with sleek cabinetry, fitted appliances and a striking tiled splashback. Both bedrooms are generously sized, with the principal room benefitting from a charming fireplace and ample floor space. The property also offers versatility with a second bedroom that could be used as a guest room, study or nursery. A well-appointed bathroom and a separate shower room complete the accommodation, providing convenience for modern living. Outside, the communal garden is a peaceful retreat, surrounded by greenery and ideal for relaxing in warmer months.

Killieser Avenue lies within the sought-after Telford Park conservation neighbourhood, a quiet pocket known for its tree-lined streets and period architecture. Streatham Hill station is nearby, with direct routes into Victoria, while Balham tube (Northern Line) is also within easy reach. The area is well served by excellent primary schools, independent coffee shops, bars, restaurants, and the wide green open spaces of Tooting Bec Common with its renowned outdoor Lido.

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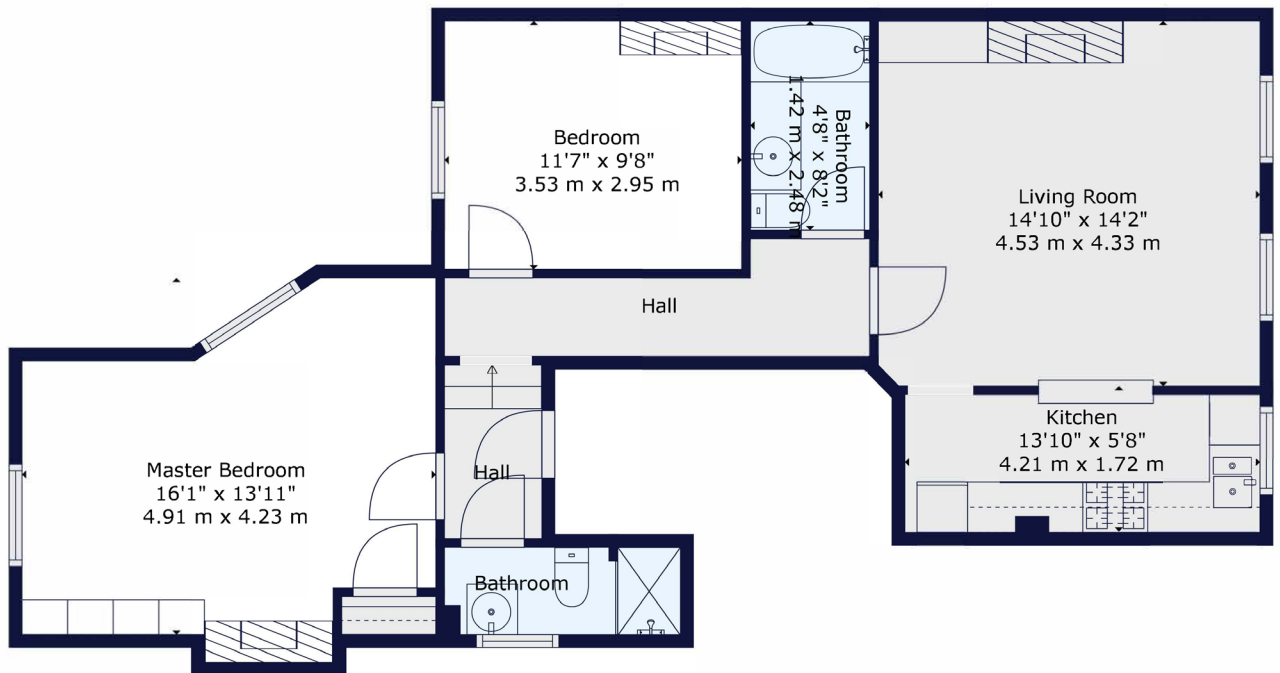
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TOTAL: 771 sq. ft, 72 m²
FIRST FLOOR: 771 sq. ft, 72 m²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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