



TIERNEY ROAD, SW2  
OIEO £350,000 LEASEHOLD

## CHARMING SPLIT-LEVEL GARDEN FLAT SET WITHIN A VICTORIAN HOUSE IN STREATHAN HILL

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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## DESCRIPTION:

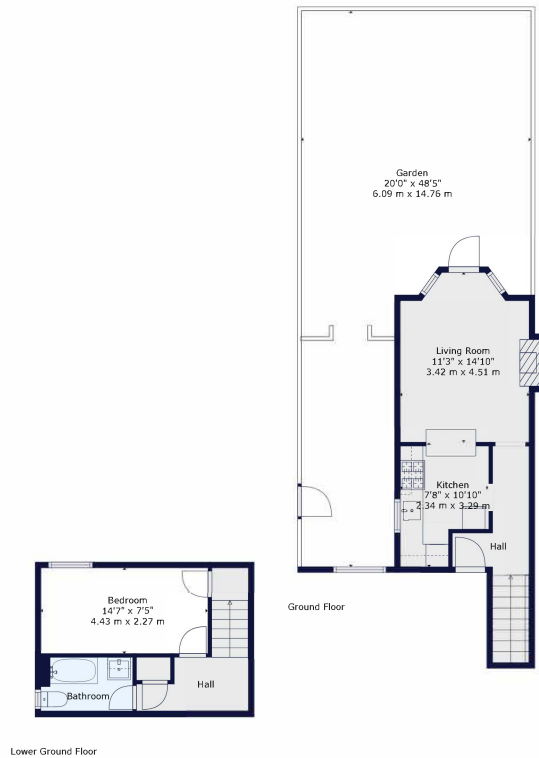
Set within a handsome Victorian building on a popular residential street just off Streatham Hill, this charming split-level garden flat offers a bright and well-proportioned home with huge potential. Spanning the lower and ground floors, the property features a leafy, south-facing garden and is offered to the market with no onward chain. The main reception room at the rear enjoys a peaceful garden aspect, with a bay window overlooking the greenery and French doors opening directly to the patio. A galley kitchen sits off this space, with a built-in counter pass-through into the living area. On the lower ground floor, a generous double bedroom with herringbone flooring offers a quiet retreat, alongside a bathroom with white metro tiles, built-in storage and a rainfall shower over the bath. The large garden offers rare outdoor space in a prime urban location. Tierney Road is ideally placed for access to Streatham Hill, Brixton, Clapham and Balham, with regular transport links and excellent shopping, restaurants and green open spaces such as Brockwell Park and Clapham Common all within easy reach.











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**TOTAL: 529 sq. ft, 49 m<sup>2</sup>**  
**BELOW GROUND: 226 sq. ft, 21 m<sup>2</sup>, GROUND FLOOR: 303 sq. ft, 28 m<sup>2</sup>**  
 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.

**Tenure:** Leasehold

**Term:** 114 year and 0 months

**Service Charge:** TBC

**Ground Rent:** TBC

**Council Tax Band:** C

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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