



Tintern Street, London, SW4

£425,000 Share of Freehold

Charming two-bedroom flat conversion set on the first floor of this Victorian property situated between Clapham North and Brixton. An abundance of amenities are found very close to by.

LOCATION

Tintern Street is a beautiful quiet, terraced Victorian Street found just off Ferndale Road in between Clapham and Brixton. The area is well-served by shops, bars, restaurants, and parks, as well as great transport links.

DESCRIPTION

Enter the flat on the first floor and the accommodation is arranged to provide open plan kitchen reception at the front, bathroom, and two bedrooms to the rear of the flat.

Upon entering, you are greeted by a hallway and immediately to your left, you will find the spacious open-plan kitchen reception with breakfast bar and views overlooking the quiet residential street below. The space allows for multiple sofas and coffee table and feels bright and airy thanks to two large sash windows.

The kitchen is equipped with an electric fan-powered oven and gas hob and extractor, sink, ample storage and worktop space, space for a fridge/freezer and washing machine.

The bathroom is well-sized and offers a bath with overhead shower, sink with vanity, towel rail and W.C.

Head down the corridor, and the smaller of the two bedrooms is found on the left-hand side with the larger found at the end of the corridor. The smaller bedroom fits a single bed or alternatively could be used as a great study for those working from home.

The larger double bedroom at the very rear provides space to accommodate a double bed with additional space reserved for free-standing furniture and storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultra-fast broadband

Permit parking available through Lambeth for on street parking

LOCAL AUTHORITY


Lambeth

TENURE

Share of Freehold – 998 years from 2 March 2023

DIRECTIONS

Clapham North Underground Station (Northern Line) is approximately 0.5 miles away or an 8-minute walk. Clapham Overground Station is a 10-minute walk away. Brixton Underground Station (Victoria Line) is 0.6 miles away or a 10-minute walk away. Buses run regularly to the City and West End and are all but a short walk away with plenty of Santander docking stations nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TINTERN STREET. SW4
1 BEDROOM FLAT

Approximate gross floor area
447 SQ.FT / 41.5 SQ.M.



FIRST FLOOR

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.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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