



## Sulina Road, SW2

Offers IEO: £535,000 *Share of Freehold*



### KEY FEATURES

- Two double bedroom conversion
- Mansard extension completed
- Full refurbishment throughout
- Chain free sale
- Quartz kitchen with Bosch
- Two luxury shower rooms
- Smart underfloor heating
- Hive boiler and double glazing

Set within a handsome period building on a quiet, neighbourly residential street, this airy two double bedroom conversion has been recently refurbished throughout, with a newly completed mansard roof extension that brings excellent ceiling height, a calm sense of space and superb natural light. The first floor is arranged around an impressive open plan kitchen and living room, designed to feel both sociable and practical. The kitchen is finished with quartz worktops and a full suite of Bosch appliances, including an extra tall fridge, smart dishwasher and a space saving washer dryer. A clever fitted magic corner maximises cupboard storage, while the overall layout flows effortlessly for hosting, dining and everyday living. Also on this level is a well proportioned double bedroom and a beautifully finished shower room, ideal for guests or flexible use. Upstairs, the principal bedroom forms a private top floor suite, complete with a luxurious en suite wet room. Both bathrooms are finished with real Calacatta veined marble and benefit from smart underfloor heating, adding a considered touch of comfort. The refurbishment has been thorough and future proofed, with new double glazed windows, a new boiler with Hive smart thermostat, and new electrics and plumbing, complemented by antique brass fittings, all under warranty. Chimney breasts have also been removed to maximise space and enhance the clean, modern feel. The property is offered chain free, and also benefits from a transferable twelve month builder's warranty for added reassurance. Sulina Road is a popular tree lined street, well placed between Clapham and Brixton, offering excellent transport connections and a strong mix of local amenities. Clapham South and Clapham Common provide Northern line access, while Brixton offers the Victoria line alongside National Rail services. The area is also known for its cafés, restaurants, gyms and green space, with Clapham Common close by. The street itself has a friendly community feel, with a

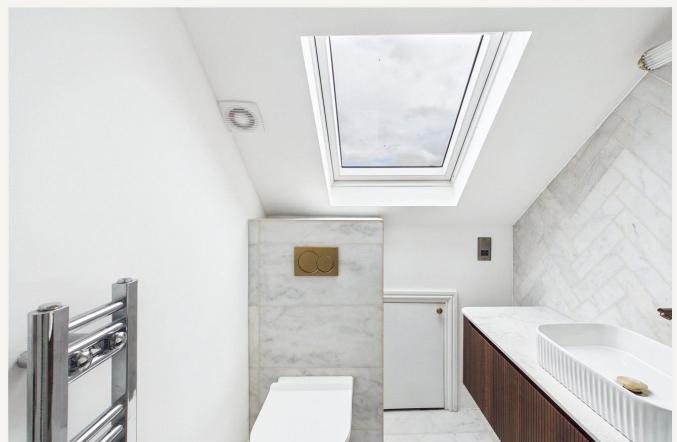
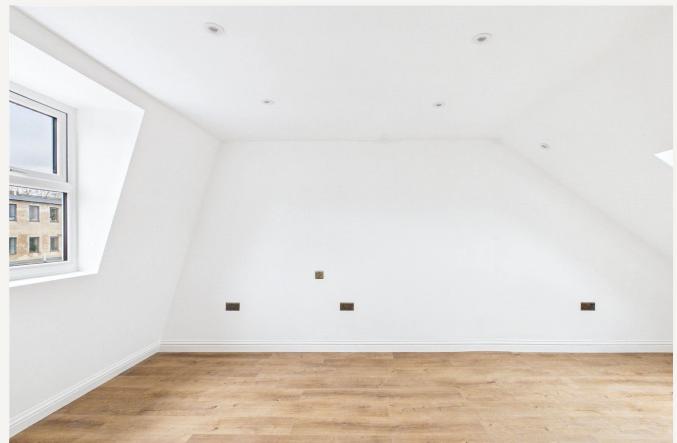
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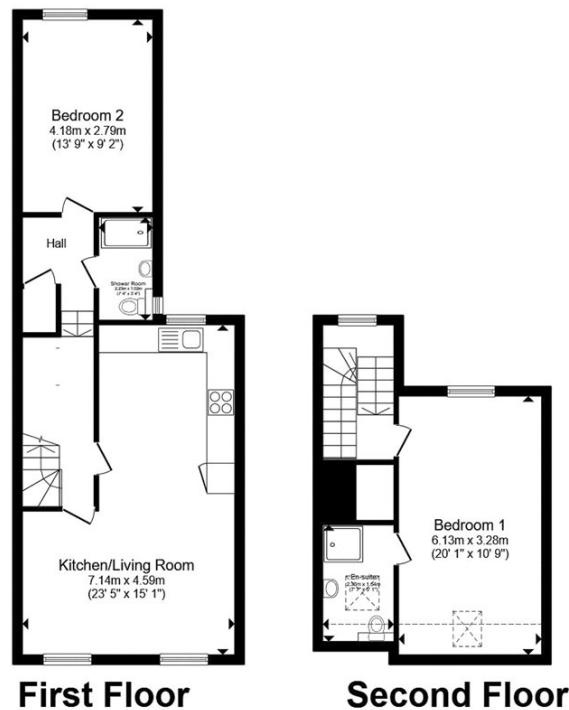
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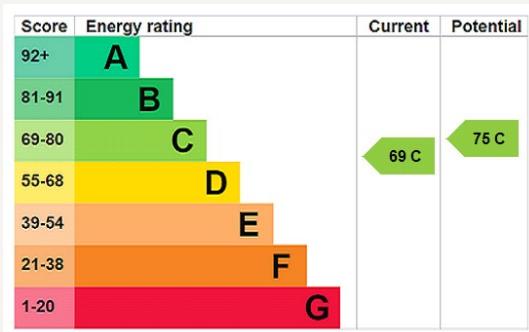






Total floor area 79.8 m<sup>2</sup> (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



#### MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 997 year and 10 months

**Council Tax Band:** C

**EPC rating:** C

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