



## Salford Road, SW2

£2,900 per month *Furnished*

2  1  2 

### KEY FEATURES

- Two double bedrooms
- Two bathrooms including en-suite
- Telford Park Conservation Area
- Original Victorian period features
- Kitchen with island and skylight
- Octagonal bay window reception
- Two private garden areas
- Furnished, available 05<sup>th</sup> December

A truly impressive and exceptionally spacious two-bedroom, two-bathroom garden apartment, ideally positioned in the highly sought-after Telford Park Conservation Area, beside Tooting Common. Offering approximately 1,057 sq ft of beautifully arranged accommodation, the property exudes a real sense of luxury throughout, with original Victorian features including high ceilings, stained glass windows and two fireplaces. At the heart of the home is the stunning kitchen/dining room, featuring an impressive 24ft long kitchen island, a large skylight and abundant storage space, including a cleverly designed fold-out office space that packs away neatly when not in use. The grand reception room retains many period features, including a large octagonal bay window which floods the room with natural light, looking directly over the mature garden. There are two excellent double bedrooms, together with two beautifully appointed bathrooms, including an en-suite to the principal bedroom. The second bedroom is even larger, with period features including stained glass windows, a fireplace and generous built-in wardrobes. One of the standout features of the property is the outside space, with two fantastic private garden areas. The first is a large lawned garden with vegetable boxes and a shed, accessed by French doors from the reception room. The second is a paved south-west facing patio, accessed via glass sliding doors from the kitchen. The flat is positioned on the corner of Salford Road and Sternhold Avenue, allowing more space between neighbouring buildings. Salford Road is a particularly desirable residential location, well placed for the excellent selection of shops, cafés, restaurants and amenities found around Streatham Hill and Balham. The property also benefits from excellent transport connections into Central London, while the nearby open spaces and green areas provide plenty of opportunity for walking, exercise and recreation. A superb home offering space, luxury and outstanding outside space in one of the area's most desirable locations. £2,900 PCM, furnished, Available 05<sup>th</sup> December.

### Streatham

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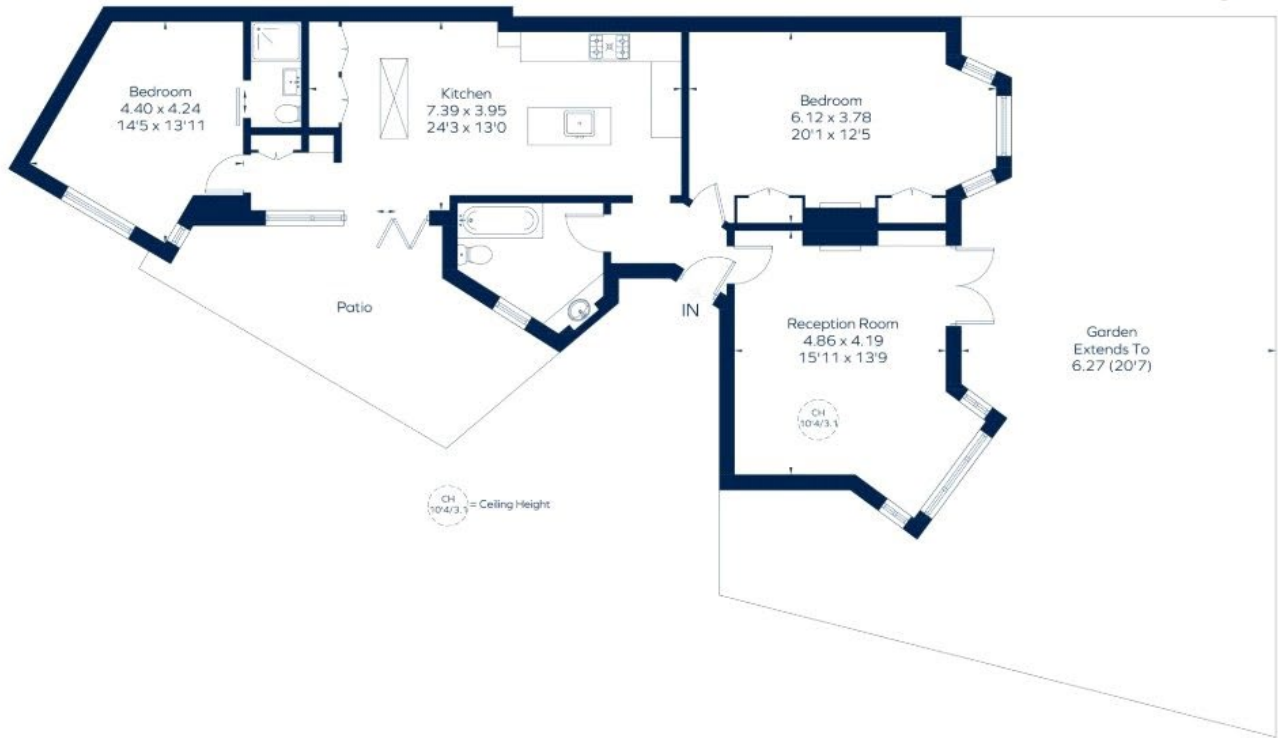




## SALFORD ROAD

Approximate Gross Internal Area

1057 sq. ft. (98.2 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ID 798119

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### MATERIAL INFO

**Holding Deposit:** £646.15 (1 weeks rent)

**Security Deposit:** £3230.76 (5 weeks rent)

**Council Tax Band:** D

**EPC rating:** E

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