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SALFORD ROAD, SW2
OIEO £600,000 LEASEHOLD

**ELEGANT VICTORIAN CONVERSION WITH A
PRIVATE GARDEN OFFERED CHAIN FREE**

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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DESCRIPTION:

Offered chain free is this stunning Victorian conversion offers an idyllic blend of period charm and contemporary comfort. Set on a sought-after residential street, the property is moments from Streatham Hill, with convenient access to Balham and Brixton, and just a short walk from the lush open spaces of Tooting Bec Common.

As you enter this delightful ground-floor apartment, you are greeted by a spacious reception room, featuring high ceilings, original cornicing, and a striking bay window adorned with plantation shutters, flooding the room with natural light. The stylish decor is complemented by bespoke built-in shelving and a feature fireplace, making it a perfect space for entertaining or relaxing.

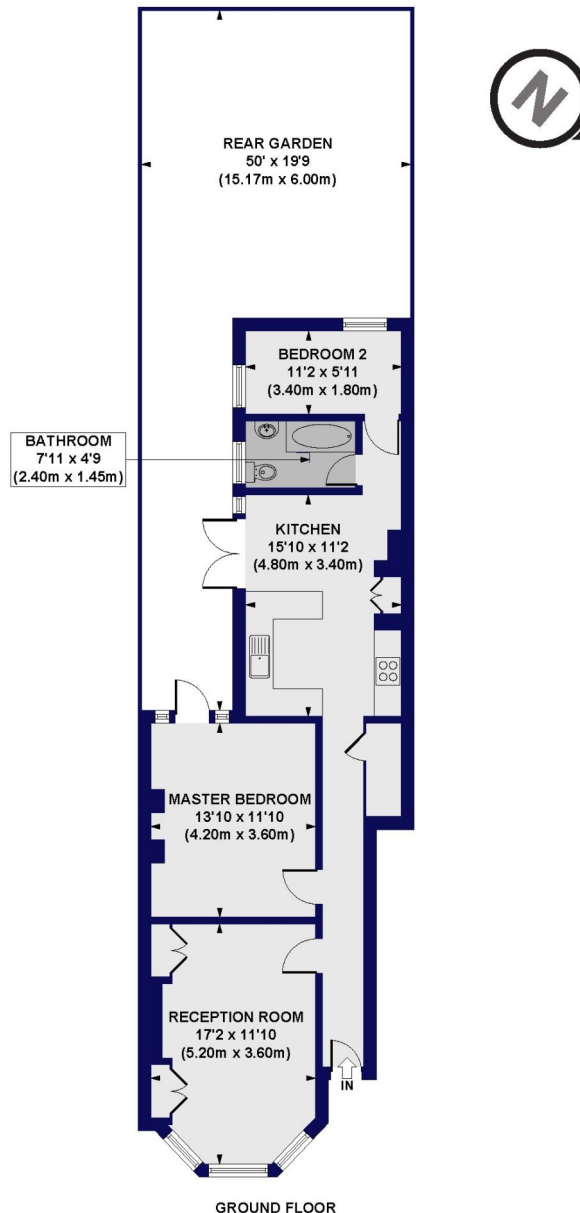
The heart of the home is the impressive open-plan kitchen and dining area, complete with shaker-style cabinetry, solid wood worktops, and a breakfast bar. French doors lead out to a private 50-foot garden—a true oasis with a decked seating area, a lawn, and mature shrubs, ideal for alfresco dining and summer gatherings.

The generous master bedroom is tastefully designed, with calming tones and an original fireplace, while the second bedroom offers a versatile space that could serve as a home office or guest room. The bathroom is well-appointed with contemporary fixtures and fittings.

This exceptional property benefits from excellent transport links to central London, with Streatham Hill Station and local bus routes nearby. The vibrant "Abbeville Village," with its boutique shops and eateries, is within easy reach, as is a local private members' tennis club for leisure pursuits.



Salford Road, SW2
Approx. Gross Internal Floor Area 771 sq. ft / 71.59 sq. m



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 CP Creative. 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 164 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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