



THORNTON AVENUE, SW2  
£420,000 SHARE OF FREEHOLD

## CHARMING ONE-BED GARDEN FLAT IN TELFORD PARK CONSERVATION AREA

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### DESCRIPTION:

Set within the Telford Park Conservation Area on one of the neighbourhood's most desirable tree-lined roads is this charming one-bedroom garden flat, offering an ideal blend of character, privacy and location. The home opens into a central hallway with access to a well-proportioned reception room to the front. A deep bay window overlooks greenery and floods the space with natural light, complemented by high ceilings and warm tones that give the room a welcoming atmosphere. To the rear, the double bedroom is quietly positioned with a peaceful garden outlook. The kitchen has been fully refurbished and offers a stylish, practical workspace with new cabinetry, tiling, worktops, floorboards, lighting, oven, hob, plumbing and electrics all replaced to modern standards. From here, a door leads directly to the flat's standout feature — a beautifully planted, southwest-facing private garden. Well screened and secluded, it offers a rare outdoor escape perfect for al fresco dining or simply unwinding among mature planting. Completing the flat is a bathroom with neutral tiling and a full-sized bath with overhead shower. The layout offers a nice balance between open entertaining space and quiet retreat.

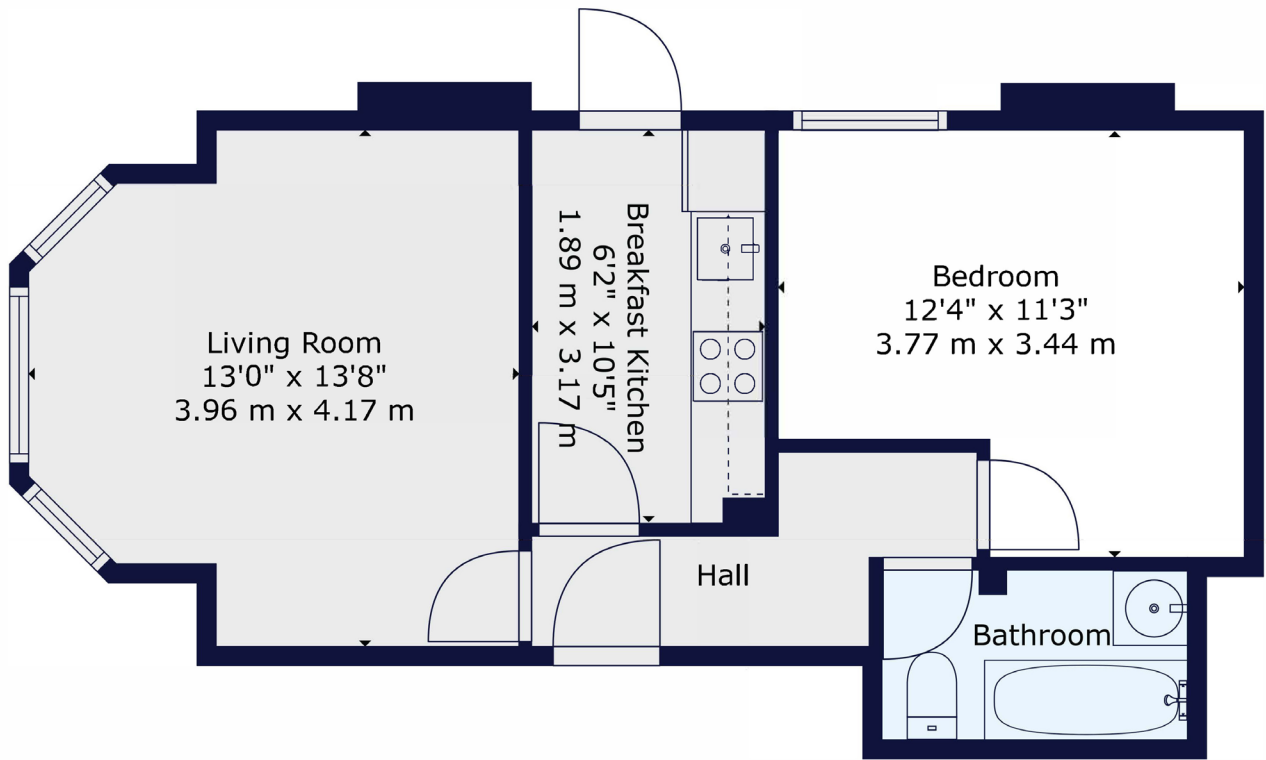
Thornton Avenue sits between Streatham Hill and Balham, with excellent access to Clapham, Brixton and the open green expanses of Tooting Bec Common just moments away. Abbeville Village, with its boutiques and brunch spots, is nearby, and a local tennis club is just around the corner. Transport links include overground services at Streatham Hill and Balham stations, as well as nearby bus routes.











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**TOTAL: 434 sq. ft. 40 m<sup>2</sup>**  
**GROUND FLOOR 2: 434 sq. ft. 40 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Service Charge:** £960 per annum

**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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