



TIERNEY ROAD, SW2

OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD

A CHARMING SPLIT-LEVEL, TWO DOUBLE BEDROOM VICTORIAN CONVERSION APARTMENT

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

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DESCRIPTION:

We are delighted to present this charming and spacious two-bedroom Victorian conversion flat, situated on the first and second floors of a period property. This elegant home boasts a range of attractive features and has the added benefit of a demised loft, offering scope for further improvement via a loft extension (subject to planning permission). The property features a well-designed living space, including a fully-equipped kitchen/reception room with granite worktops, a modern bathroom, and two double bedrooms. The lounge area is bathed in afternoon sun, providing a beautiful view of the sunset across the rooftops. An additional benefit is the communal garden, which enjoys sunlight all day and can be accessed from the side of the building, making it perfect for summer entertaining. Decorated in neutral tones throughout, this Victorian conversion flat is located on a sought-after residential road at the top of Brixton Hill, just off the South Circular Road. Additional features include central heating, double glazing, and soundproofing under the flooring. Tierney Road provides easy access to Balham, Clapham, and Brixton, and boasts numerous excellent local amenities, including the restaurants and cafes of "Abbeville Village." Transport links are convenient, with Streatham Hill station offering overground services to Victoria in just 17 minutes. Clapham South (Northern Line) and Brixton (Victoria Line) tube stations are also a short bus ride away.

AT A GLANCE

- Spacious two-bedroom flat
- Elegant Victorian conversion
- First and second floors
- Fully-equipped kitchen/reception
- Modern bathroom
- Communal garden
- Sought-after residential location
- Excellent transport links nearby
- Potential for a loft extension STPP.

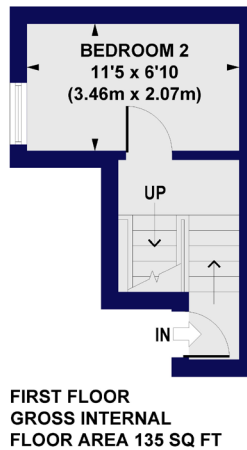
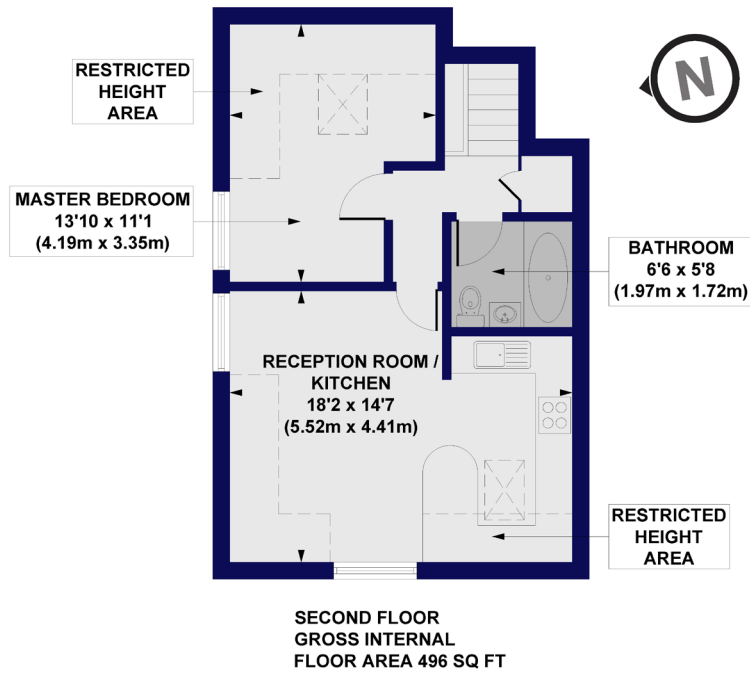




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Approx. Gross Internal Floor Area 632 sq. ft / 58.69 sq. m (Including Restricted Height Area)

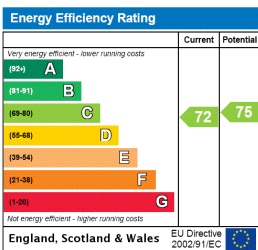
Approx. Gross Internal Floor Area 534 sq. ft / 49.57 sq. m (Excluding Restricted Height Area)



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.



Tenure: Share of Freehold

Term: 150 year and 4 months

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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