



TIERNEY ROAD, SW2  
£1,800 PER MONTH FURNISHED

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

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

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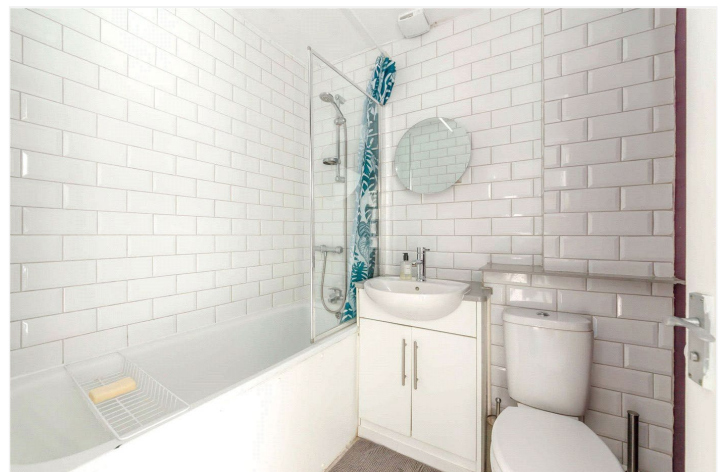


### DESCRIPTION:

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. 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."

### AT A GLANCE

- Spacious two-bedroom flat
- Elegant Victorian conversion
- First and second floors
- Fully-equipped kitchen/reception
- Modern bathroom
- Neutral decor throughout
- Communal garden
- Available 20 July
- Furnished





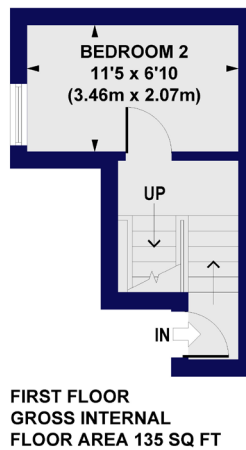
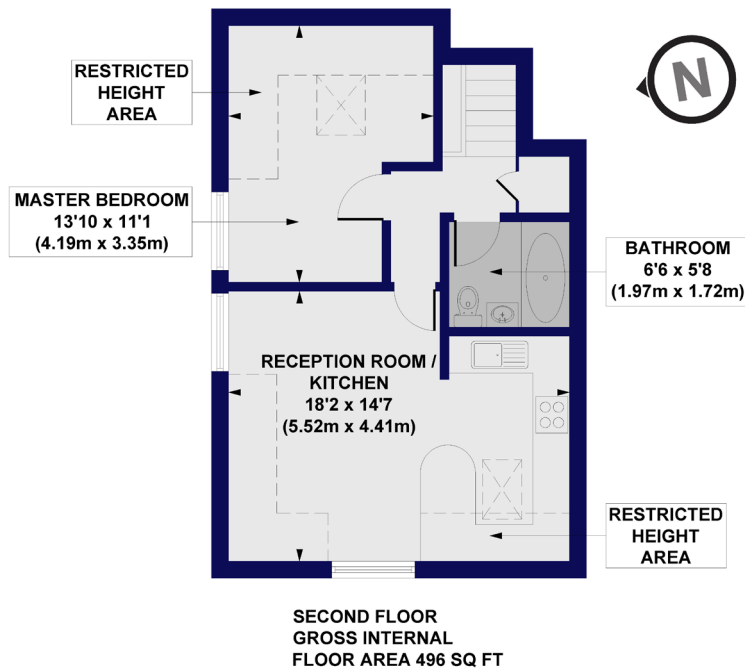




## Tierney Road, SW2

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(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	

**Deposit:** 5 weeks rent

**Holding Deposit:** 1 weeks rent

**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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