



TELFORD AVENUE, SW2
£295,000 LEASEHOLD

A SUPERB ONE-BEDROOM APARTMENT SET IN A SECURE PURPOSE BUILT BLOCK

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DESCRIPTION

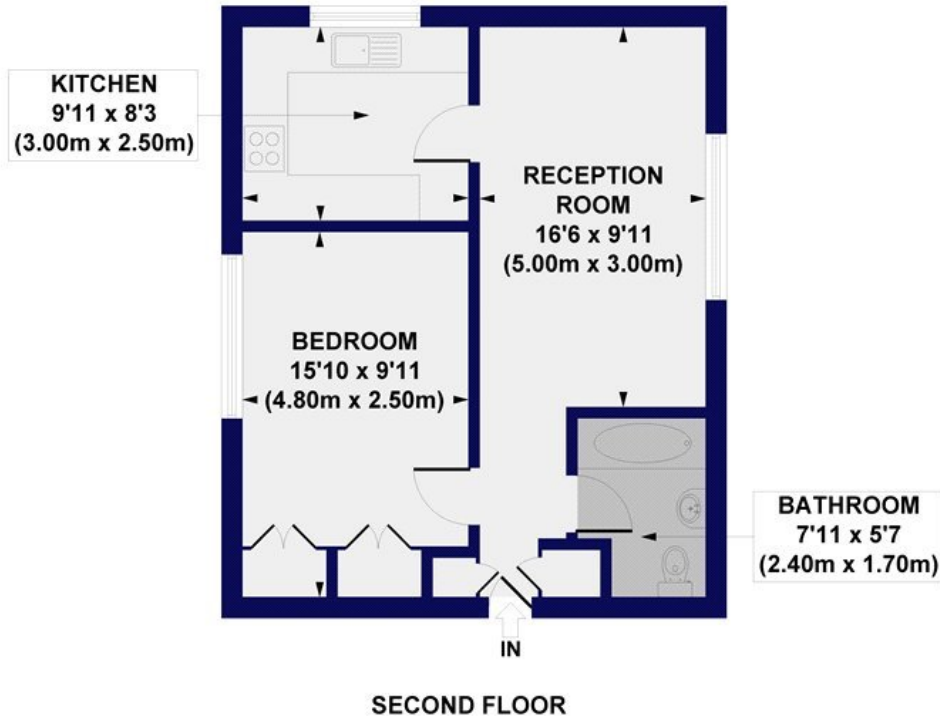
A superb one-bedroom apartment set in a secure purpose built block with permit parking. Presented to a high standard throughout, there is a large bedroom with double glazing and built-in wardrobes, a modern bathroom and separate kitchen. The open living space is of a generous size and well laid out. There is great storage throughout, and the potential for a garage to rent. Conway House is exceptionally located with easy links to Brixton and Clapham as well as Overground services to Victoria and Clapham Junction.



ACCOMMODATION

Leasehold 116 years 9 months, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Purpose Built, Service charge £1,451 pa, Ground rent £10 pa

Conway House, Telford Avenue, SW2
Approx. Gross Internal Floor Area 497 sq. ft / 46.13 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.

Tenure: Leasehold

Term: 116 year and 9 months

Service Charge: £1451 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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