



THORNCLIFFE ROAD, SW2  
**£425,000 SHARE OF FREEHOLD**

## ELEGANT VICTORIAN CONVERSION WITH SPACIOUS LIVING AND A LARGE FRONT GARDEN

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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## DESCRIPTION

Located on a quiet residential road just off Kings Avenue, this delightful ground-floor Victorian conversion offers both charm and convenience. The property benefits from a generous 645 sq. ft. of living space, featuring high ceilings and large windows that fill the reception room with natural light. The spacious one-bedroom layout includes a feature fireplace and a substantial front garden, perfect for outdoor relaxation or entertaining.

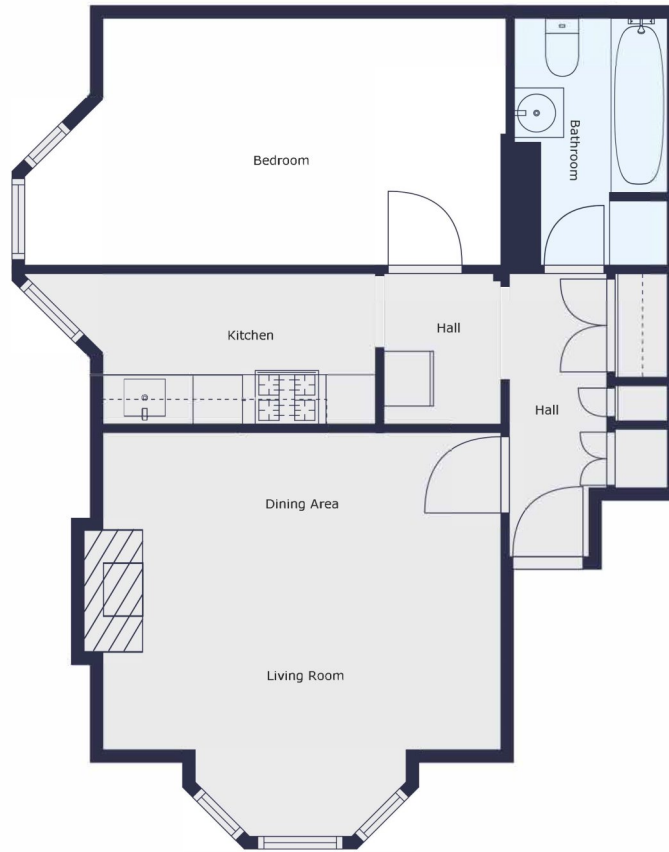
Clapham North is the closest tube station, providing excellent transport links, while the vibrant areas of Brixton, Clapham, and Abbeville Village, with their wide array of amenities, are all within easy reach. This home combines the tranquillity of its residential location with superb accessibility to nearby hotspots.

## AT A GLANCE

- Victorian conversion on a quiet residential road.
- Conveniently located off Kings Avenue.
- High ceilings and large windows.
- Spacious one-bedroom layout.
- front garden space.
- Easy access to Brixton, Clapham, and Abbeville Village.







**TOTAL: 645 sq. ft, 60 m<sup>2</sup>**  
**FLOOR 1: 645 sq. ft, 60 m<sup>2</sup>**  
**EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	<b>75</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 93 year and 7 months

**Service Charge:** £600 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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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