



TIERNEY ROAD, SW2
OIEO £500,000 SHARE OF FREEHOLD

A BRIGHT AND AIRY TWO-BEDROOM VICTORIAN CONVERSION IN DESIRABLE STREATHAM HILL LOCATION

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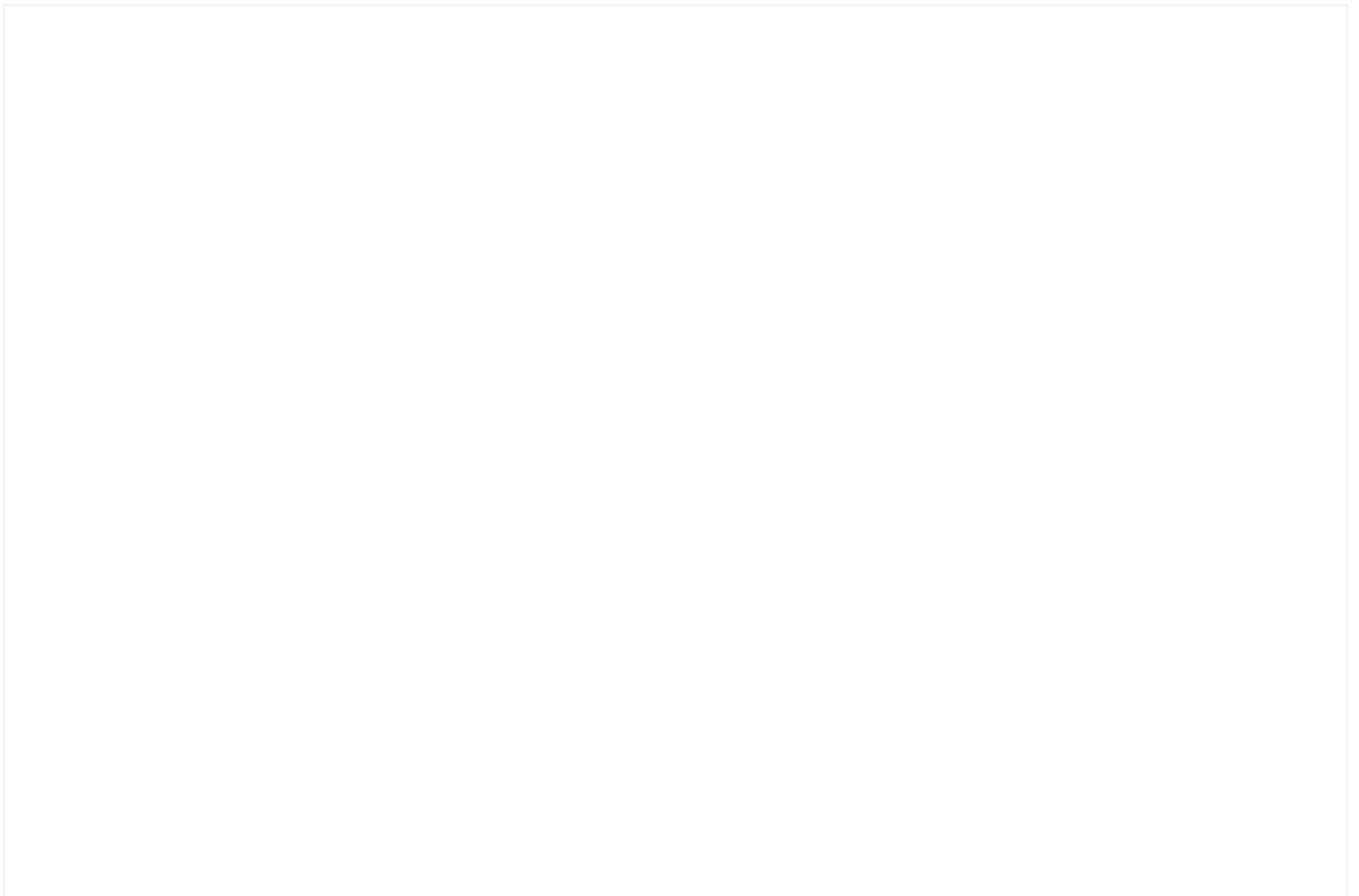
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DESCRIPTION

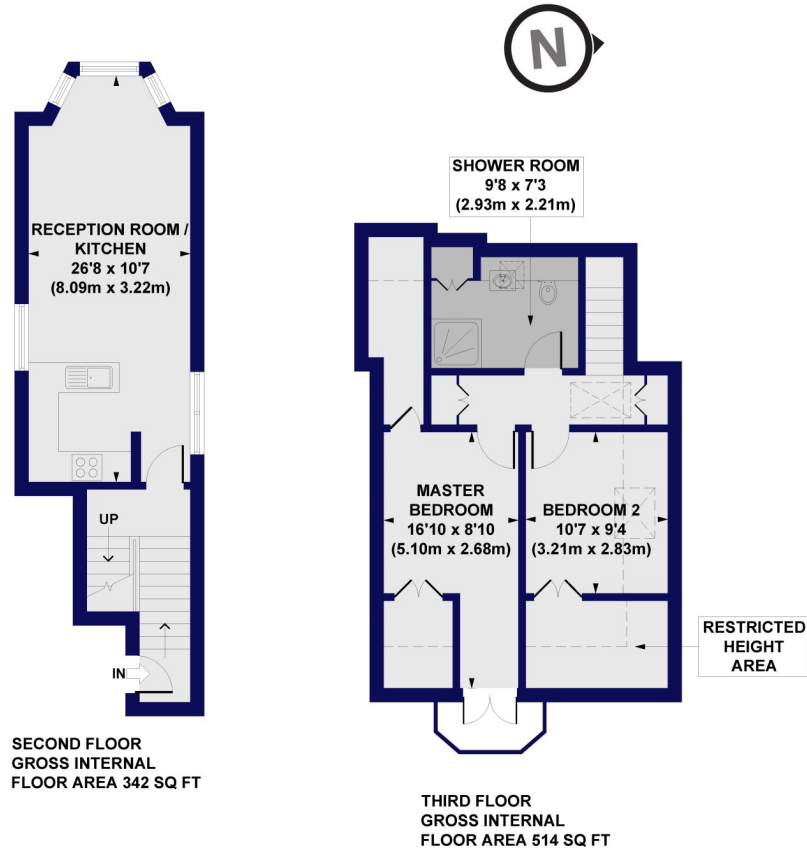
The newly modernised, refurbished to a very high standard flat, is set within a beautiful Victorian semi-detached building and boasts a well-appointed layout. Upon entering, you are greeted by a wide staircase leading into a spacious reception room and kitchen area, with ample natural light flooding through large windows. The modern kitchen features sleek cabinetry, a quartz worktop, a breakfast bar and integrated appliances, perfect for both everyday living and entertaining. The master bedroom is generously sized and includes walk-in wardrobes for ample storage. The second double bedroom with its own walk-in wardrobe allows flexibility for a home office. The contemporary shower room is finished to a high standard with modern fixtures and fittings. Additionally, the property benefits from a private balcony overlooking the surrounding greenery, providing a peaceful outdoor space to relax and unwind. Please note that two images have been virtually staged for illustrative purposes. Tierney Road is a sought-after residential road just off the South Circular Road; the property is within easy reach of Balham, Clapham, and Brixton. Locally, there are many excellent amenities including the restaurants and cafes of "Abbeville Village". The nearest transport is at Streatham Hill station (overland to Victoria in 17 minutes), with Clapham South (Northern Line) and Brixton (Victoria Line) tube stations a short bus ride away.



Tierney Road, SW2

Approx. Gross Internal Floor Area 856 sq. ft / 79.56 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 754 sq. ft / 70.05 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 958 year and 4 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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