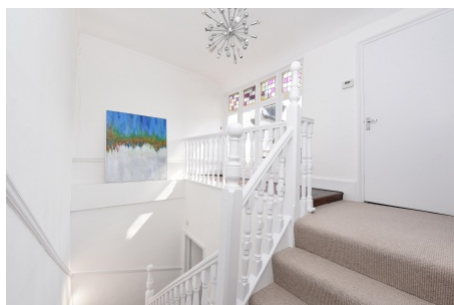


## Killieser Avenue, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

**£465,000**

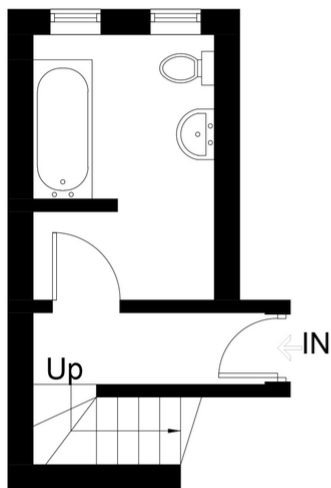
- Huge (approx. 866sq ft) split-level conversion
- Beautiful Victorian building



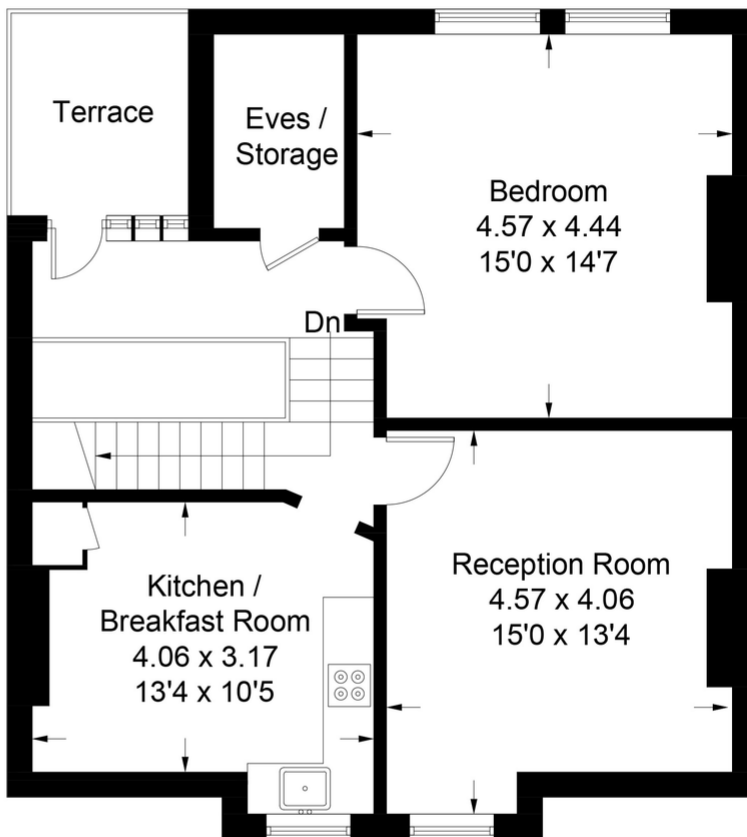
A truly magnificent one bedroom, split-level conversion flat offering approx. 866sq ft of internal space. The property is presented in excellent condition throughout and features an impressive central staircase that gives a grand entrance. The spacious rooms consist of a large kitchen-diner, huge reception room, large bedroom and modern bathroom. The flat is situated on Killieser Avenue, one of the best and most sought-after roads in the Telford Park conservation area with easy access to Balham on one side and Streatham Hill the other.

# Killiser Avenue

Approximate Gross Internal Area Total = 80.4 sq m / 866 sq ft  
(Including Eaves / Storage)

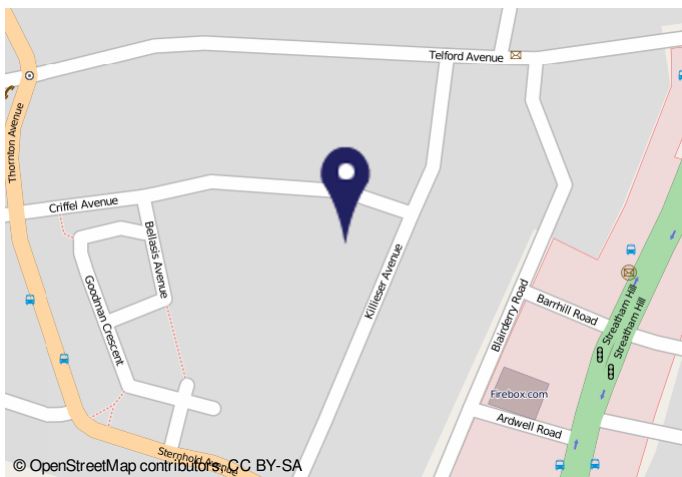


**First Floor**  
Sq ft 122



**Second Floor**  
Sq ft 744

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID442536)



Energy Performance Certificate																																					
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO <sub>2</sub> ) emissions.																																					
<b>Energy Efficiency Rating</b> (A to G)	<b>Environmental Impact Rating (CO<sub>2</sub>)</b> (A to G)																																				
Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any additional electric, mechanical or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.																																				
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**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.