

Telford Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£375,000

- Delightful one bedroom flat on desirable road
- Handsome period building



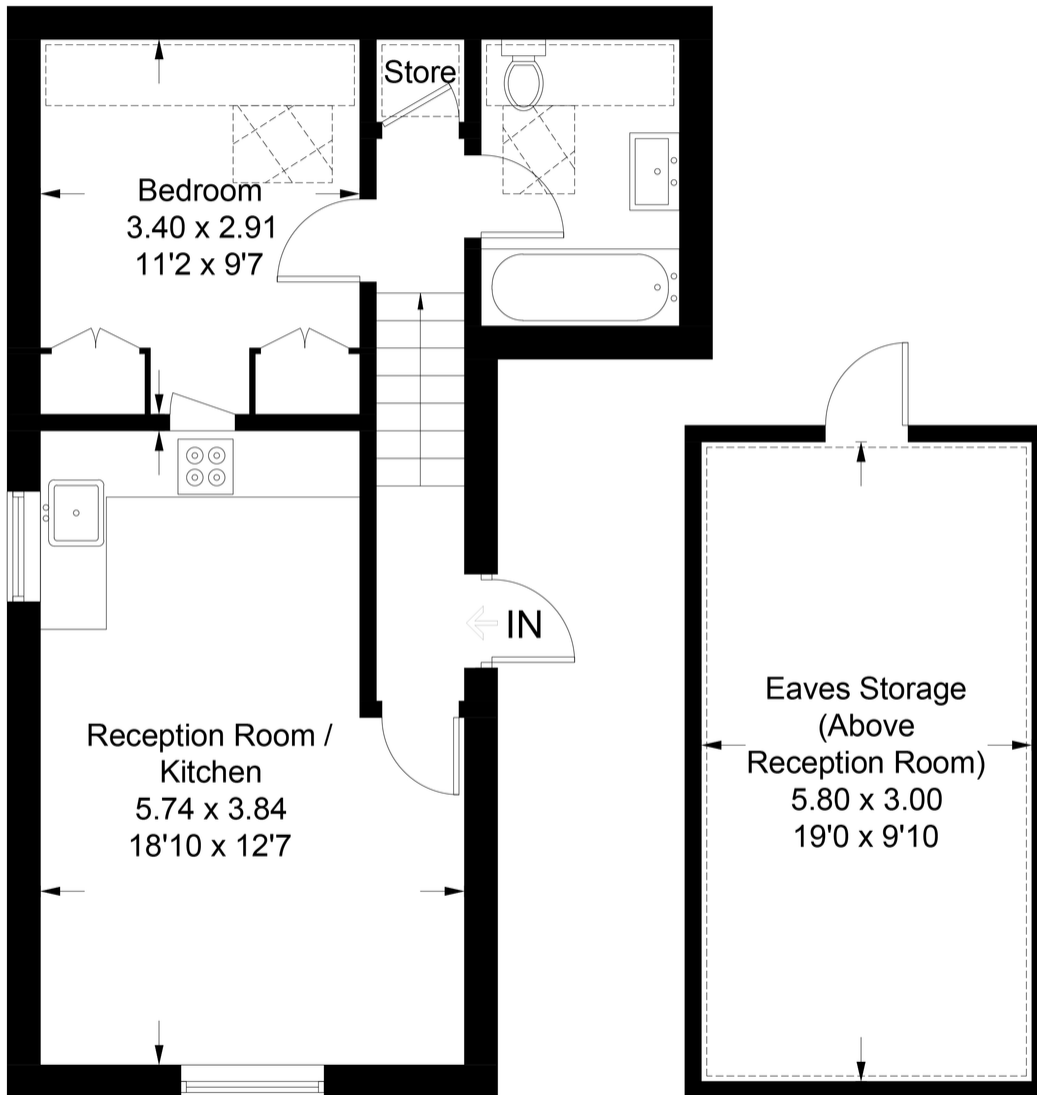
The flat is on the second (Top) floor of an attractive period building. The accommodation is split level with the bedroom separated from the living space by a small flight of stairs. The reception room overlooks neighbouring gardens at the back of the property giving seclusion and a quiet position. There are many bus routes at the top of the road into the city as well as Streatham, Hill station which connects to Victoria and Clapham junction. Shops bars and restaurants are all nearby This is an ideal first time buy.

Telford Avenue

Approximate Gross Internal Area = 37.6 sq m / 405 sq ft
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 20.8 sq m / 224 sq ft
Total = 58.4 sq m / 629 sq ft

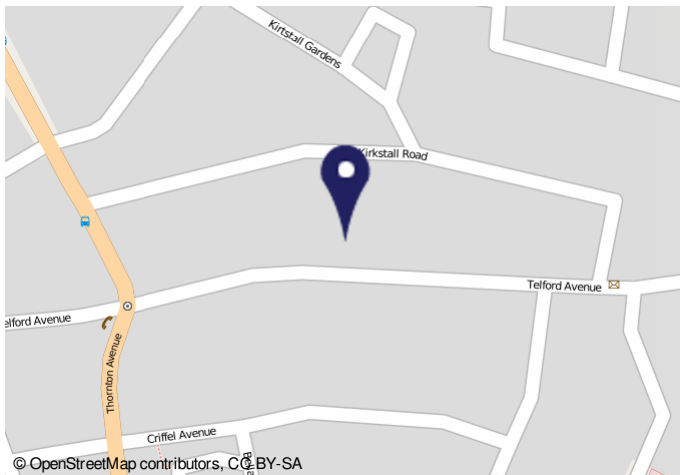


= Reduced headroom below 1.5m / 5'0



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID891422)



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.