

Salford Road, Balham SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £450,000

- A stunning newly renovated period conversion
- Two double bedrooms arranged over two floors



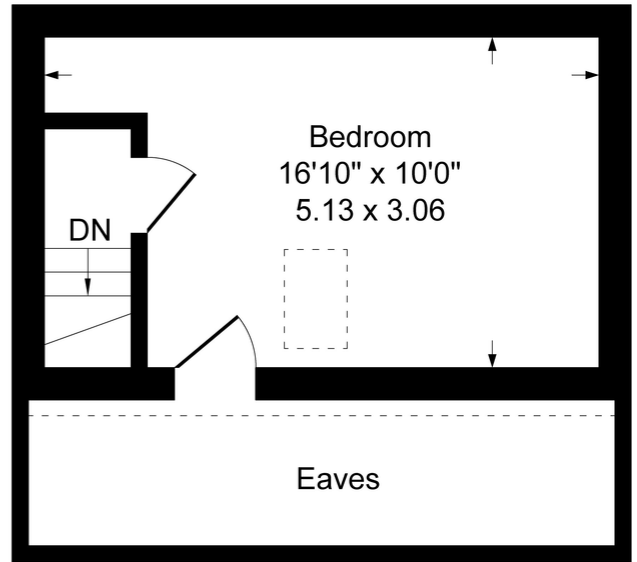
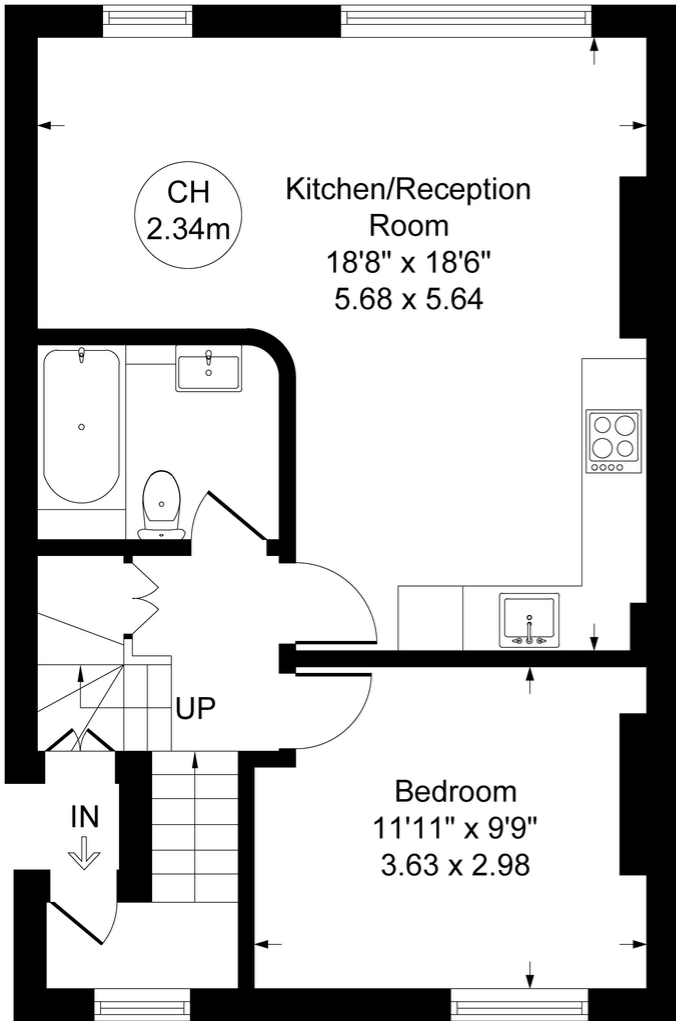
A beautiful newly refurbished, period conversion arranged over the second and third floor of a handsome Victorian building. The property comprises of large open-plan kitchen reception room, two double bedrooms and a modern bathroom. Salford Road is a very attractive residential road close to Tooting Bec Common and a short walk to either Balham or Streatham Hill Stations and shopping parades where both have a host of shops bars and restaurants.

Tenure: Leasehold

Lease length: 121 years remaining

Salford Road, SW2
 Approximate Gross Internal Area = 687 sq ft / 63.83 sq m

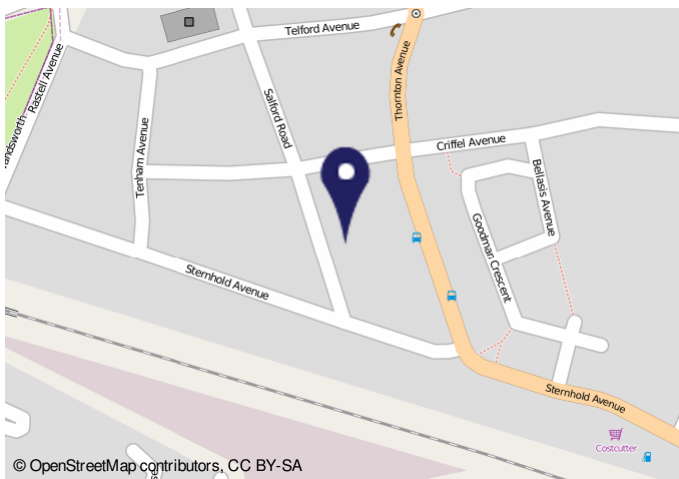
CH = Ceiling Height



Second Floor

Third Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID206)



Energy performance certificate (EPC)

Second Floor Flat 15, Salford Road Salford, SW2	Energy rating: D	Valid until: 19 Jul 2029
Property type: Top-floor flat	Certificate number: 2008-6028-7222-2360-6288	
Total floor area: 65 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy efficiency rating for this property

The property's current energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

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.