



STERNHOLD AVENUE, SW2  
£320,000 LEASEHOLD

## A CHARMING ONE BEDROOM VICTORIAN CONVERSION APARTMENT ON THE STREATHAM/BALHAM BORDERS

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### DESCRIPTION:

Located on the edge of the Telford Park conservation area, on the borders of Balham and Streatham Hill, this delightful second-floor Victorian conversion flat is light and airy throughout and has been well maintained by the current owner. The well-presented interior comprises an entrance hallway with fitted storage cupboards, leading to a generously sized reception/dining room with expansive windows. The separate fitted kitchen, replete with standard appliances and ample wall and base units for storage, complements the living space. Completing the living space is the well-proportioned double bedroom which has fitted wardrobes and a modern bathroom, inclusive of a bathtub, wash hand basin, and WC.

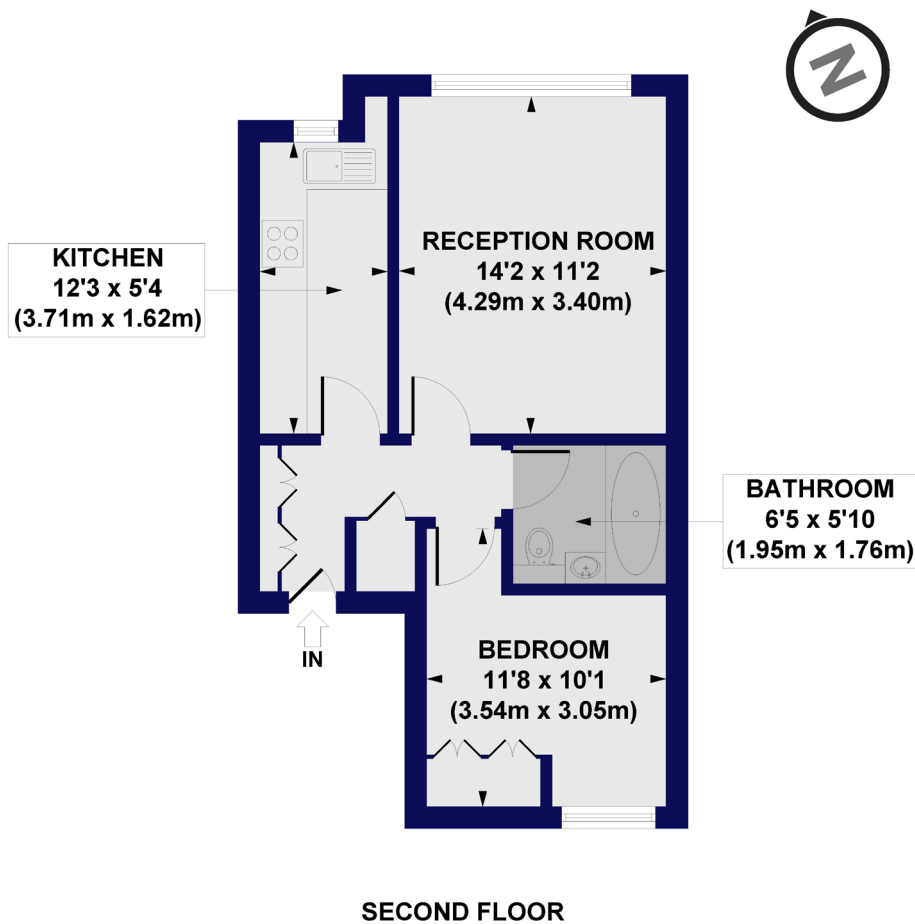
Sternhold Avenue is located on the edge of the pretty Telford Park conservation neighbourhood close to Streatham Hill station and is within easy reach of Balham tube (Northern line) and all the local amenities, bars and restaurants of both Streatham and Balham as well as the wide green open spaces of Tooting Bec Common with its renowned outdoor Lido which is accessed from the bottom of the street. This attractive property is available exclusively through Winkworth and is offered with a good lease length.







**Sternhold Avenue, SW2**  
**Approx. Gross Internal Floor Area 432 sq. ft / 40.18 sq. m**



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 105 year and 4 months

**Ground Rent:** £300 Annually (subject to increase)

**Council Tax Band:** B

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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