



SALFORD ROAD, SW2
£300,000 SHARE OF FREEHOLD

AN ATTRACTIVE GROUND FLOOR ONE BEDROOM VICTORIAN CONVERSION APARTMENT WITH A PRIVATE GARDEN

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DESCRIPTION:

This charming ground-floor Victorian conversion apartment is situated in the highly sought-after Telford Park conservation area, just off Streatham Hill, with convenient access to both Balham and Brixton. Upon entering through the front door, you'll find yourself in the kitchen/dining room, thoughtfully designed to include a well-equipped kitchen area with modern appliances and ample space for a reception/dining area. This room also provides access to the rear garden, perfect for summer entertaining. The apartment further comprises a generously sized bedroom and a shower room. Salford Road offers excellent public transport links to central London, with easy access from Balham, Clapham, Brixton, and Streatham Hill. Nearby, you'll find the beautiful open spaces of Tooting Bec Common, the quaint "Abbeville Village" with its delightful restaurants and shops, and a local private members' tennis club just around the corner

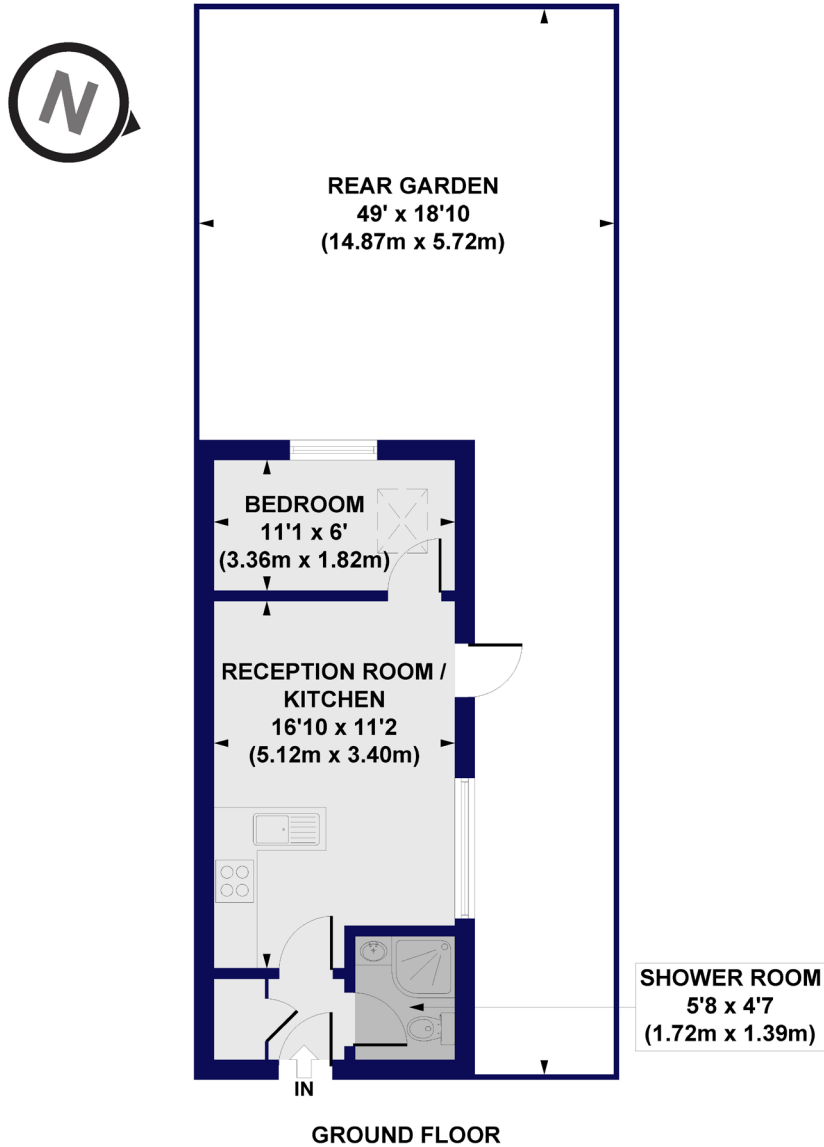
AT A GLANCE

- Ground-floor Victorian conversion apartment
- Sought-after Telford Park area
- Near Streatham Hill, Balham, Brixton
- Kitchen/dining/reception room with garden access
- Spacious bedroom, modern shower room
- Close to Tooting Bec Common
- Nearby Abbeville Village shops/restaurants





Salford Road, SW2
 Approx. Gross Internal Floor Area 303 sq. ft / 28.12 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		67	75
(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: 170 year and 0 months

Service Charge: £720 per annum

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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