



TIERNEY ROAD, SW2  
OFFERS IN EXCESS OF £225,000 LEASEHOLD

**A BRIGHT AND AIRY TOP-FLOOR STUDIO IN A  
PRIME LOCATION BETWEEN BALHAM,  
CLAPHAM, AND BRIXTON**

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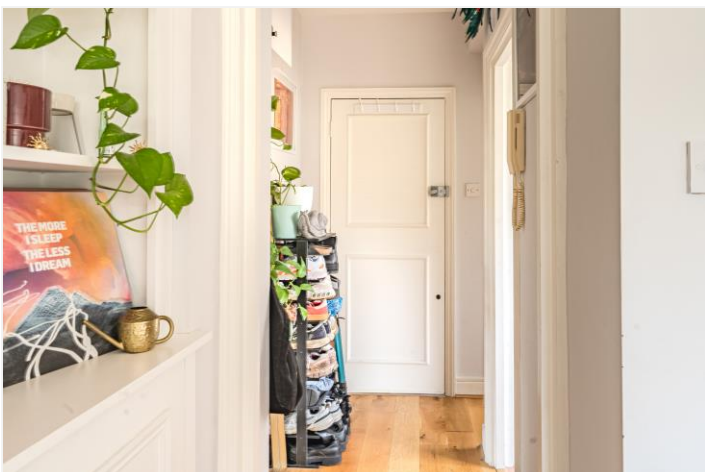


## DESCRIPTION:

Set on the top floor of a charming Victorian conversion, this bright and spacious studio flat is perfectly positioned in the sought-after Tierney Road. The property features a well-designed open-plan living area with space for sleeping, dining, and relaxing, complemented by large windows that flood the room with natural light. A separate modern kitchen and a sleek, fully tiled bathroom complete this delightful home.

Tierney Road enjoys an enviable location, equidistant from Balham, Clapham, and Brixton, offering easy access to a vibrant mix of shops, restaurants, and cafes, including the popular "Abbeville Village." The property is well-connected, with Streatham Hill Station providing overground services to Victoria in just 17 minutes, while Clapham South (Northern Line) and Brixton (Victoria Line) tube stations are just a short bus ride away.

This studio flat is an excellent opportunity for first-time buyers or investors seeking a well-presented property in a prime location.









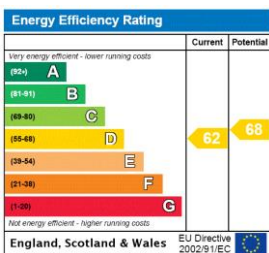
**TOTAL: 253 sq. ft, 24 m2**  
**FLOOR 1: 253 sq. ft, 24 m2**

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 Winkworth. 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.



**Tenure:** Leasehold

**Term:** 88 year and 3 months

**Service Charge:** £1351 per annum

**Ground Rent:** £125 Annually (subject to increase)

**Council Tax Band:**

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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