



An immaculate two bedroom garden flat with ample entertaining space and close to all the local amenities of Streatham Hill.

**Salford Road, Streatham Hill, SW2**

£550,000 Share of Freehold

savills

- A very charming and bright two bedroom flat located within close proximity to local Streatham Hill amenities
- An immaculate property which boasts a large reception room and ample entertaining space
- Private garden patio, perfect for al fresco dining
- Ideally situated for the wonderful facilities of Tooting Bec Common
- The Victoria Line at Brixton is a short bus ride away

#### Local Information

Streatham Hill mainline station and Balham (Northern Line) offer direct access to London Bridge, Clapham Junction & London Victoria.

The Victoria Line at Brixton is a short bus ride away with 6 bus routes from Streatham Hill going directly to Brixton.

Tooting Bec Common is nearby.

There is an excellent selection of private and state schools nearby, notably Broomwood Hall Tooting and Henry Cavendish Streatham which is Ofsted outstanding.

**Tenure:** Share of Freehold

**Local Authority:** Lambeth

**Energy Performance:** EPC Rating = D

**Viewing:** Strictly by arrangement with Savills.





### About this property

A beautiful and bright two bedroom flat located within close proximity to the local shops and amenities of Streatham Hill and Balham, moments away from Tooting Bec Common.

With its own private entrance, this immaculate property features a separate kitchen to the front, with fully integrated appliances. To the rear is the large reception room with space to dine and French doors extend the space directly on to a 26ft. patio area. Off the hallway is a double bedroom, overlooking the garden, and to the front is the principal bedroom. There is a good sized bathroom with shower over bath.

The garden is paved making it ideal for alfresco dining and entertaining. This is a beautifully presented home in a superb location for Streatham Hill and Balham.



# Salford Road, SW2

Gross internal area (approx.):

56.2 sq.m. (605 sq.ft.)

For identification purposes only. Not to scale.

Floorplanners ©



OnTheMarket.com



savills

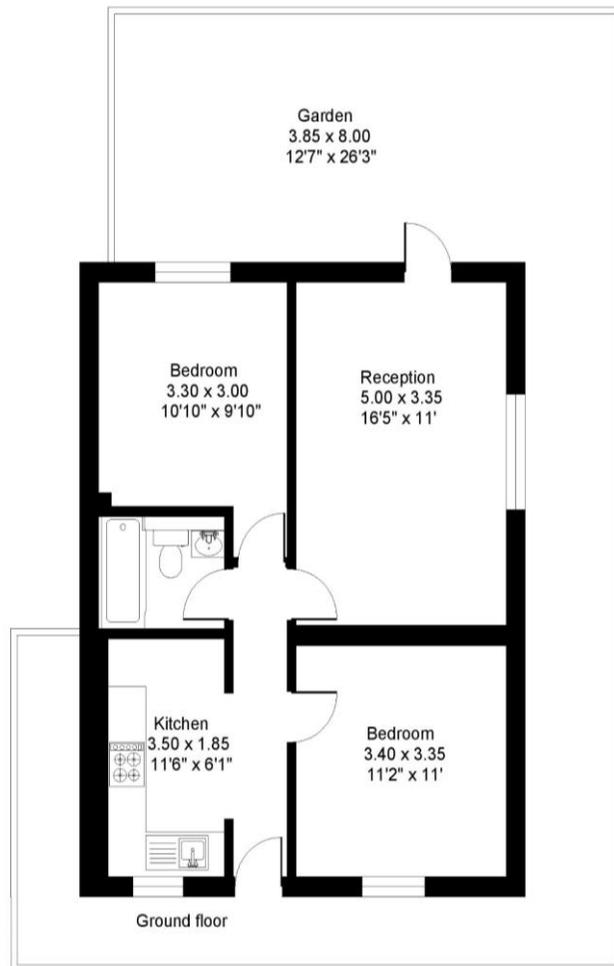
savills.co.uk

**Marie Greenwood**

Clapham

**+44 (0) 20 8673 4111**

marie.greenwood@savills.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210407AINI

