

FOR SALE



Telford Avenue, Streatham
Asking Price Of £725,000


MARTIN & CO

Telford Avenue, Streatham

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- NO CHAIN
- Share of Freehold
- Two Double Bedrooms
- 86 sqm/ 925sq ft
- Private South-Facing Garden
- Close to The Common

Beautiful two-bedroom ground floor maisonette in the sought-after Telford Park Estate, presented in excellent condition.

Currently used as a three-bedroom rental, it also makes a fantastic family home.

Featuring a private south-facing garden, kitchen diner, office space and share of freehold, with excellent access to Balham, Streatham, transport links, cafés, restaurants and green spaces.





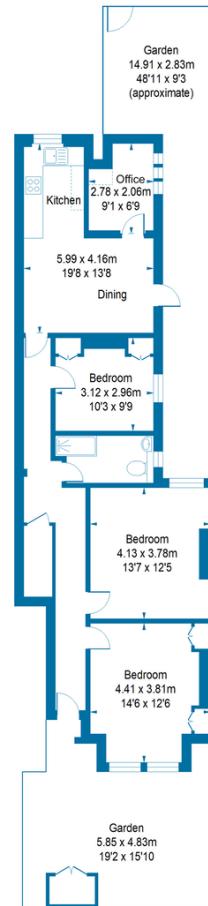
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Telford Avenue, SW2

Approx. Gross Internal Area
86.95 sq m / 936 sq ft

(CH = Ceiling Heights)



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.