



Knollys Road, London SW16 2JX

welcome to

Knollys Road, London

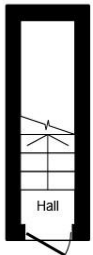
We are delighted to present this bright and spacious one-bedroom apartment, set within an elegant and imposing Victorian building on a highly sought-after residential road in Streatham.

Extending to approximately 515 sq ft, this charming home is rich in character and period features, seamlessly blending timeless style with modern living. The property benefits from high ceilings and attractive wooden floorboards, enhancing the sense of space and light throughout.

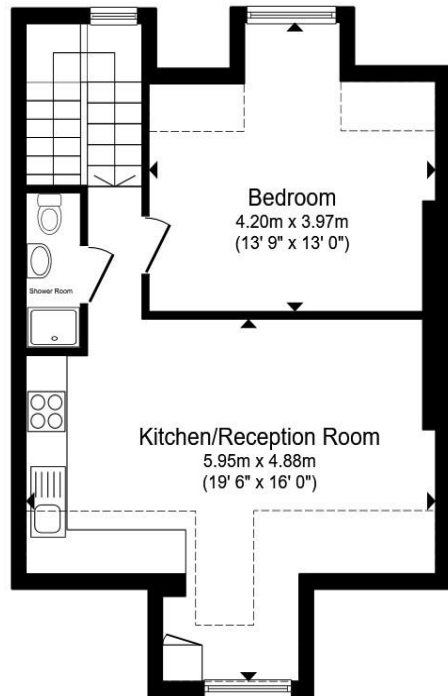
The accommodation is thoughtfully arranged, comprising a well-proportioned open-plan kitchen and reception room with clearly defined living and dining areas. A generous hallway offers ample built-in storage, providing excellent practicality. To the rear of the property, there is access to a private section of the garden - a rare and highly desirable feature that offers a tranquil outdoor retreat.

The location is equally impressive. Ideally positioned on the borders of Streatham Hill and Tulse Hill, the property enjoys convenient access to a wide range of local amenities, including cafés, restaurants, bars, gyms, and popular green spaces such as Brockwell Park and Streatham Common. Streatham Hill and Tulse Hill stations are both within walking distance, offering excellent transport links to Central London, including London Bridge, Victoria, and the City.

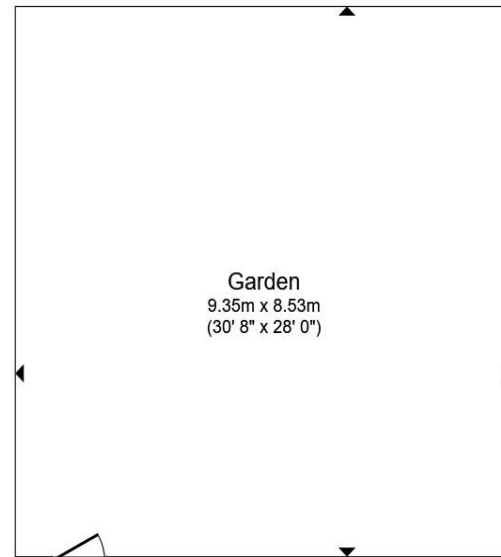




Ground Floor



First Floor



Outbuilding



Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 47.9 m² (515 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Knollys Road, London

- Victorian Conversation
- One Bedroom
- Split level
- Near Local Amenities
- Private Rear Garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£315,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110550



Property Ref:
STM110550 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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