



**PANTERA  
PROPERTY**

10 North Park Road  
Harrogate  
HG1 5PG

Suite 3, 46 Crawford Street  
London  
W1H 1JU

0330 118 6610  
office@panteraproperty.com  
www.panteraproperty.com



## First Floor Flat Sulina Road London SW2 4EJ

\*\*\*CASH BUYERS ONLY\*\*\*

Pantera property are delighted to offer to the market a one bedroom first floor flat, within a converted period terrace.

**Guide price £260,000**

# First Floor Flat Sulina Road London SW2 4EJ

- Vacant possession
- Sold as seen
- Room to improve
- Bright Reception Room With High Ceilings
- No onward chain
- The property is held on a leasehold basis with a 99-year term from 24 June 1984 (60 years remaining).

As you enter the hallway, to the left is the kitchen with free standing appliances and to the rear of the kitchen is the house bathroom. Returning to the hallway the property offers storage space and a spacious corridor leading to the primary bedroom. To the rear of the primary bedroom is the bright and spacious reception room. The property offers a great opportunity to add value and is in need of modernisation.

## Location

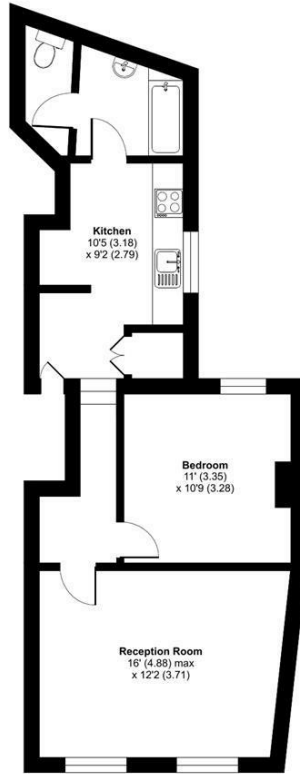
The property is well located with easy access to Brixton underground (a fifteen minute walk) and Streatham Hill mainline station (a fourteen minute walk). Brockwell Park and the amenities of Herne Hill are conveniently located within easy walking distance. The transport links from the property are unrivalled, with 10 different bus routes running closeby.





**Sulina Road, London, SW2**

Approximate Area = 563 sq ft / 52.3 sq m  
For identification only - Not to scale

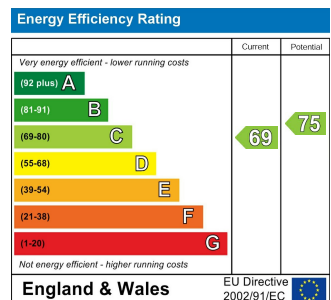


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2023. Produced for Pantera Property. REF: 1064354

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**PANTERA  
PROPERTY**

10 North Park Road  
Harrogate  
HG1 5PG

Suite 3, 46 Crawford Street  
London  
W1H 1JU

0330 118 6610  
office@panteraproperty.com  
www.panteraproperty.com