



# PORTERS ESTATE AGENTS

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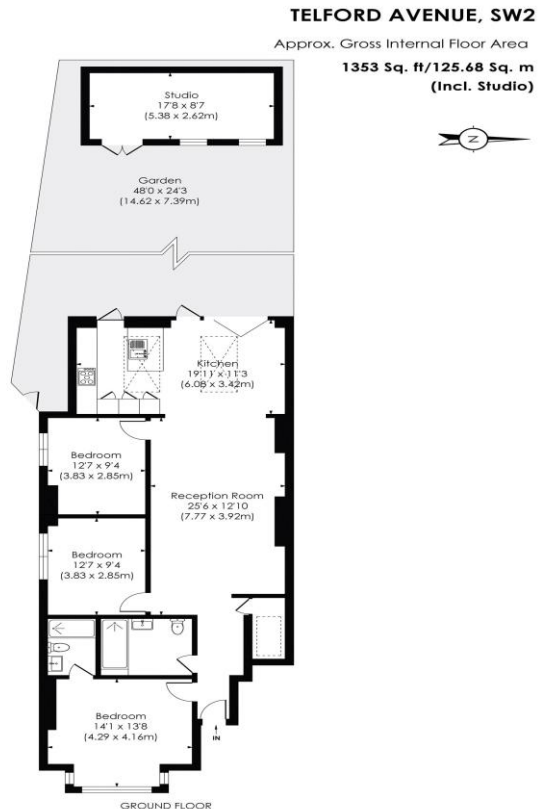
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# Telford Avenue, SW2 4XJ



**pixangle**  
PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

A spacious 1,353 sq ft (including the studio) ground floor conversion that has been fully refurbished to a high specification. Offers wonderful open plan reception/kitchen, three bedrooms, two bathrooms (one ensuite) and 48ft private rear garden. The flat also benefits from a home office at the end of the garden.

Located on the highly regarded Telford Avenue, this property is well positioned for easy access for Streatham Hill mainline station. There are excellent bus routes providing access to Brixton for the Victoria line. The green open spaces of Tooting Bec Common are closeby as are many good local schools. There is also a bus route nearby into Balham.

- 48ft Rear Private Garden
- Three Bedrooms
- Spacious Reception Room
- Open plan Kitchen/Dining Room
- Two Bathrooms (One Ensuite)
- Chain Free
- Walking distance to Tooting Bec
- Garden Studio/Home Office
- Walking distance to Streatham Hill Station
- Close to many bus routes

Council Tax: London Borough of Lambeth