

# Emma's



5 Tierney Road

, London, SW2 4QL

Offers In The Region Of £235,000



A well-proportioned, second floor, studio flat with garden views in a large period conversion. The flat benefits from excellent transport links, nearby green spaces and amenities, and is a short walk from Streatham Hill Station.



A light, neat, and well-proportioned studio flat located on the second floor of a period conversion.

The flat is on the top floor of the building with no flats above it and looks out over the garden. Residents are eligible for on-street, permit controlled parking.

### Studio 218 (66.45m)

The flat is decorated in neutral, modern decor with wooden floors throughout. The modern kitchen includes integrated appliances, and has ample storage and counter space. Given it's U-shape the kitchen also provides the studio with a breakfast bar, separating the kitchen space from the rest of the studio.

The flat has a standard double Murphy bed, built in to the right-hand wall, near the window, to maximise on usable space.

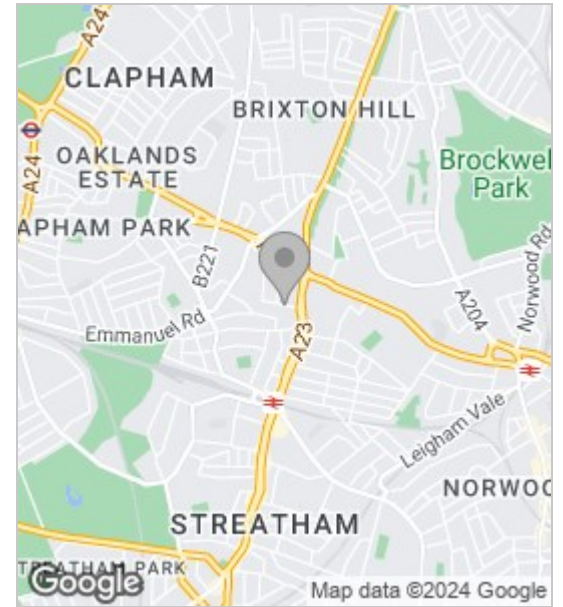
### Bathroom

The separate bathroom is decorated with white goods and a shower.

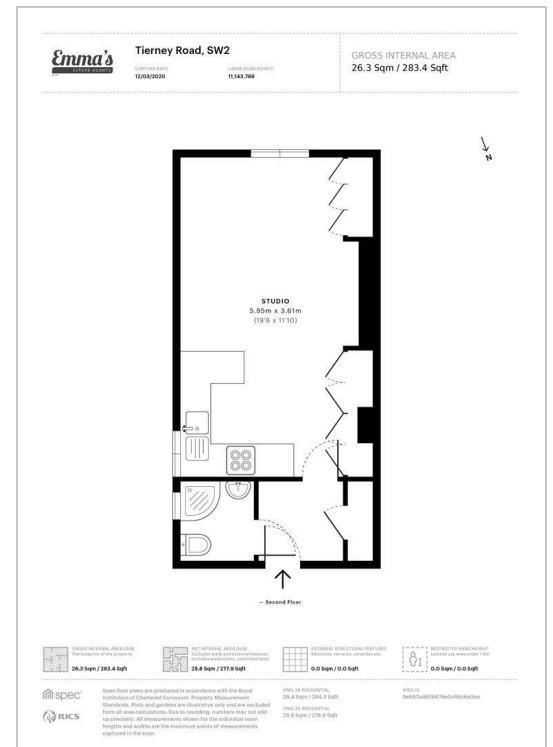
Located on a quiet residential street the flat is moments from Telford Avenue Bus Garage, and has excellent transport connections to Brixton and beyond. Streatham Hill Station is also only half a mile away and can be reached on foot in less than 10 minutes providing quick and easy access to Victoria and the rest of Central London.

The stunning Tooting Bec Common is also just over half a mile from the flat, affording an expanse of nearby green space, Tooting Bec Lido, and Tooting Bec Athletic Track. Streatham High Road is minutes away, with all of the amenities and conveniences that this brings.

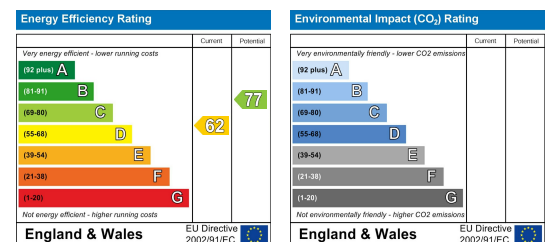
### Area Map



### Floor Plans



### Energy Efficiency Graph



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