

# Emma's



3 Blairderry Road

, London, SW2 4SD

Offers In The Region Of £599,000



Light and well-proportioned three bedroom (two large doubles, one single), first floor flat with private garden and on-street parking. The property is close to a range of local amenities and has excellent transport links.



Light and spacious, three bedroom (two large doubles and one single) first floor flat in a detached corner property.

The flat forms the first floor of the detached 1940's build and is generously proportioned with spacious rooms and windows on all sides, maximising the natural light within the property.

The flat is decorated with neutral modern decor, fixtures and fittings, with lots of built-in storage, and is in good decorative repair throughout.

The property sits on a generous plot and has a front garden that almost wraps around. Residents of the flat also benefit from private access to the flat's enclosed decked garden.

### Living room 279 (85.04m)

The large living room has a North-Westerly bay window which bathes the room in natural light. The room also benefits from a working gas fire place and built in alcove storage.

### Kitchen dining room 199 (60.66m)

The dining room/ kitchen has ample storage space as well as a second bay window, which looks out South-Easterly. Modern appliances are integrated in to the kitchen.

### Master bedroom 166 (50.60m)

The master bedroom is generously sized, with large built-in wardrobes on the right hand-side of the room, and looks out over the corner of Blairderry Road and Telford Avenue.

### Bedroom 2 151 (46.02m)

The second bedroom is also bright and spacious and faces the rear of the property and has a large built in wardrobe.

### Study/ Bedroom 3 57 (17.37m)

The third bedroom, which is a single, would be ideal as a home study or child's bedroom.

### Bathroom

The modern bathroom has a full-sized bath with shower attachments and is tastefully decorated.

### Garden 604 (184.10m)

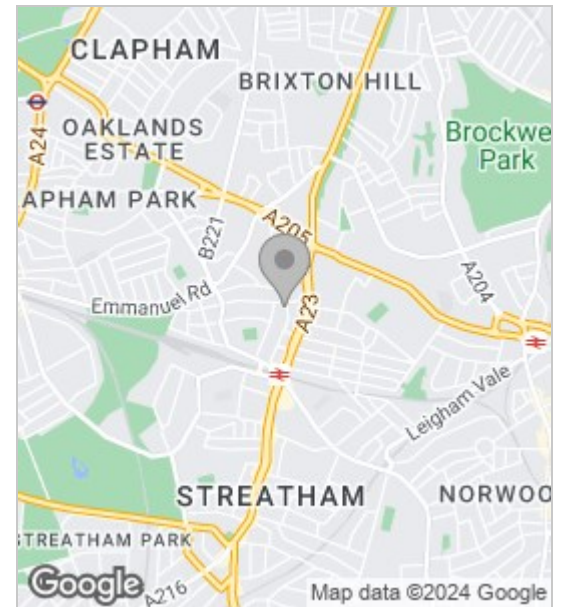
The rear garden is private and has had the decking replaced recently providing a perfect space for entertaining.

Situated on the corner of two residential streets the property avoids the noise of the high street but is a stones throw from the local amenities Streatham offers. The flat also benefits from excellent transport connections with a host of buses, and Streatham Hill Rail Station within walking distance. Brixton Tube Station is a short bus journey away and, for the adventurous, Balham Tube Station is reachable by way of Tooting Bec Common, which is also wonderfully close.

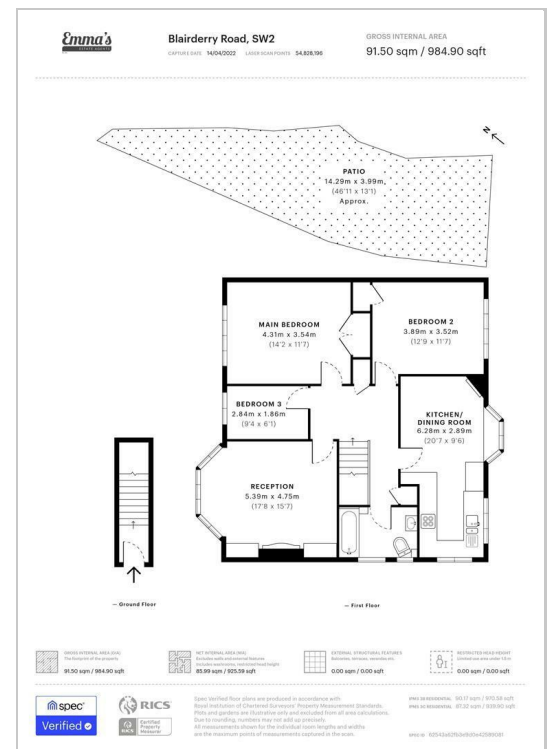
On-street parking is available and has recently been made permit-controlled by the local council, ensuring residents will be able to park their vehicles without issue.

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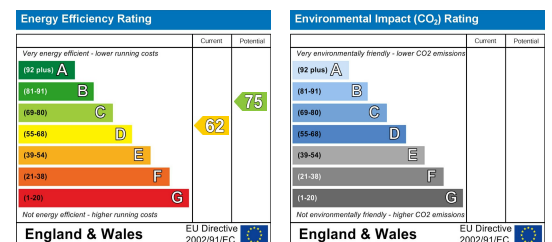
## Area Map



## Floor Plans



## Energy Efficiency Graph



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