



**Sulina Road, London SW2 4EJ**

**welcome to**  
**Sulina Road, London**

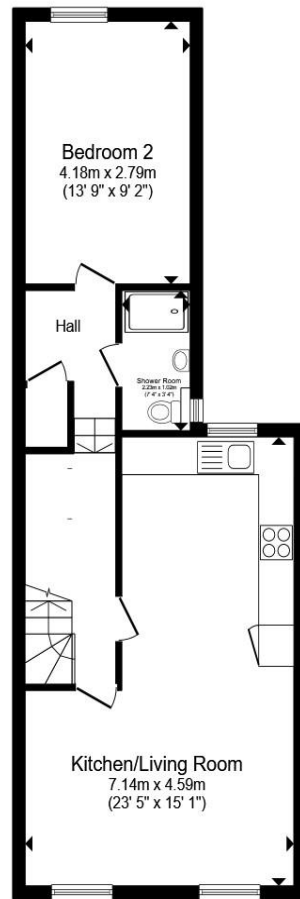
A simply recently refurbished exquisite two double bedroom apartment for sale, beautifully arranged across two floors and set behind the handsome façade of this attractive period building on a tree-lined residential street between Clapham Common and Brixton.

The apartment is exceptionally well laid out, with visual fluidity running effortlessly throughout. At its heart lies a stunning kitchen/breakfast room and adjoining living space, both extremely generously proportioned and designed to balance contemporary aesthetics with a warm, characterful feel. The kitchen is fitted with a host of Bosch integrated appliances, complemented by sleek quartz worktops, creating a space that is as practical as it is elegant-ideal for both everyday living and entertaining.

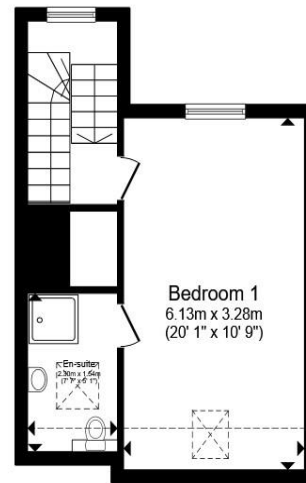
The accommodation continues to impress with two well-proportioned double bedrooms, including a principal suite with a beautifully finished en-suite bathroom. Both the en-suite and main bathroom feature striking marble flooring, lending a sense of understated luxury throughout.

Perfectly positioned for convenient city living, Sulina Road sits within easy reach of Streatham Hill, Brixton Hill, Clapham South and Clapham Common, offering excellent transport connections alongside a vibrant selection of cafés, restaurants and local amenities.

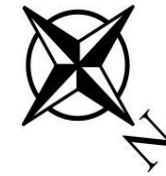




**First Floor**



**Second Floor**



Total floor area 79.8 m<sup>2</sup> (859 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](http://www.propertybox.io)

welcome to

## Sulina Road, London

- Arranged across two floors
- Offering in excess of 800 square feet
- Two well-proportioned double bedrooms
- Recently Refurbished
- Share of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Jun 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£499,950**



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Property Ref:  
CPM108323 - 0019

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Please note the marker reflects the postcode not the actual property