



## TELFORD AVENUE, SW2

£325,000

- Period conversion
- One bedroom
- Telford park conservation
- Close to amenities
- Excellent transport links
- Energy rating: C





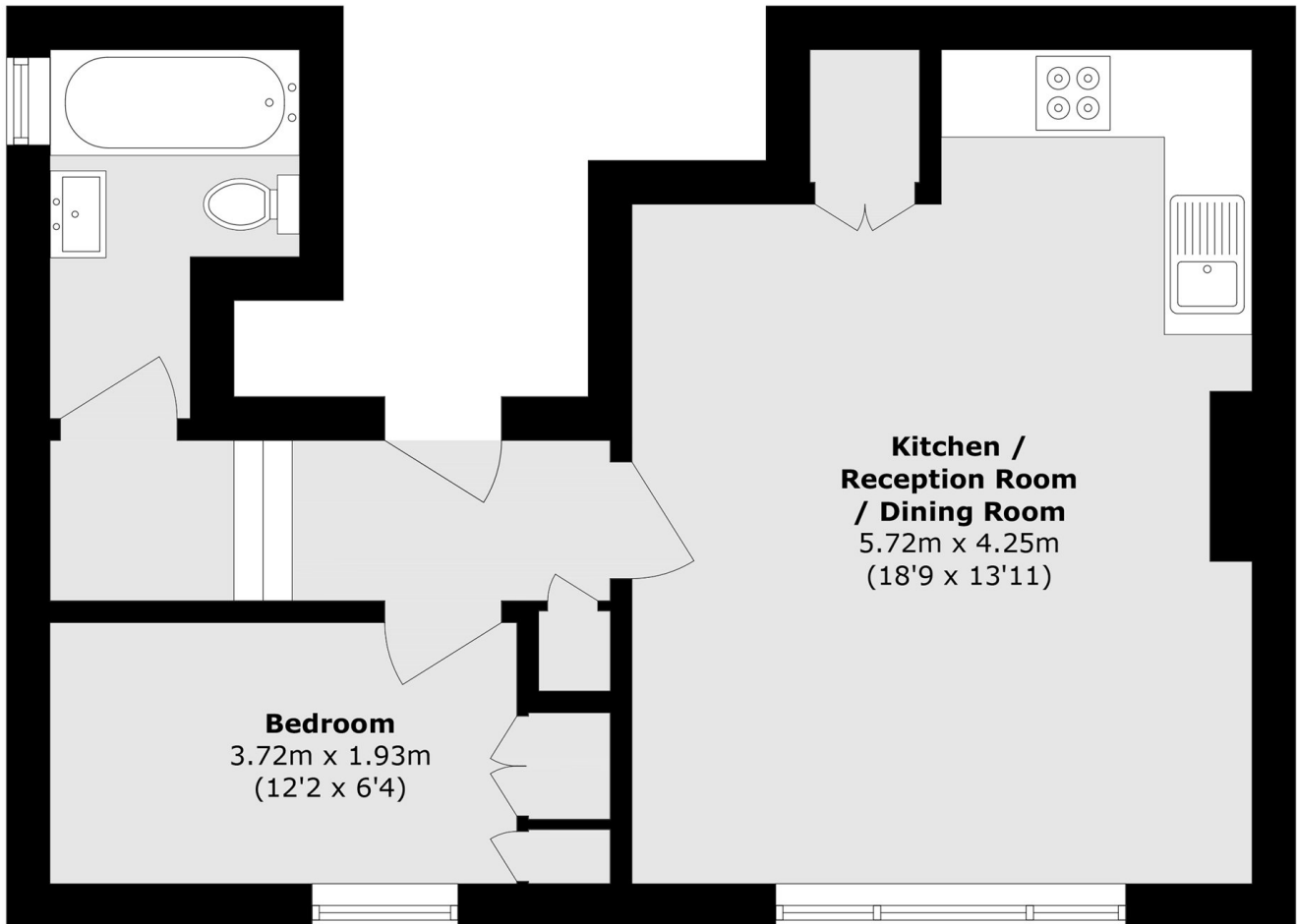
## ABOUT THE HOME

A well presented one bedroom Victorian conversion, situated in the highly desirable Telford Park Estate and just off Tooting Bec Common.

Located on the highly regarded Telford Avenue, this property is well positioned for easy access into Balham and thus close to all of the shops, bars and restaurants local to the area. Balham mainline and underground stations are within close proximity as is 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 also just meters from the front door and at the bottom of the road as well as the Telford Park Lawn Tennis Club.







Total area (approx.): 38.7 sq. m (416.5 sq. ft)

#### JACKSONS STREATHAM

1-3 De Montfort Parade,  
Streatham High Road,  
Sales: 020 8487 3179  
Lettings: 020 8487 3180

Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.