



Knollys Road, SW16 | £425,000

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In General

- Two double bedrooms
- Eat in kitchen
- Great location
- Share of freehold
- Ample storage

In Detail

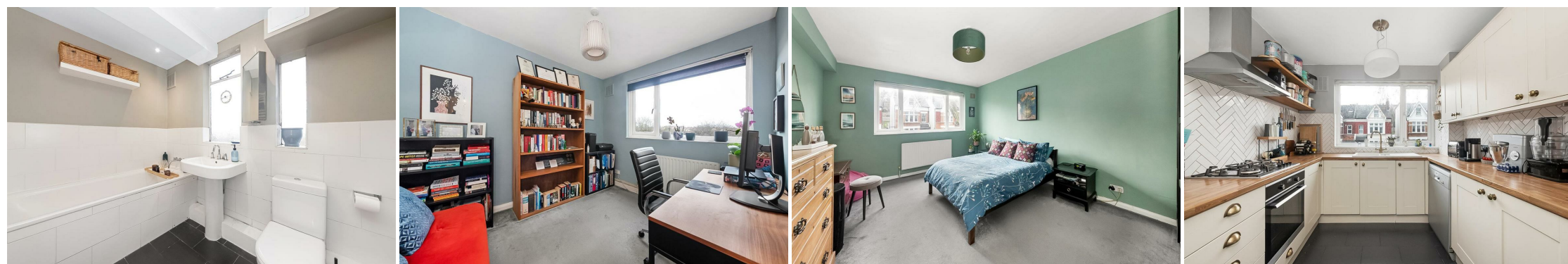
A well-presented two-bedroom apartment offering practical and comfortable living, set within a well-maintained block on the popular Knollys Road.

Upon entering the property, you are welcomed into a spacious reception room with through access to a modern, dine-in kitchen. The space is complemented by original wooden flooring, stylish herringbone tiling, and an abundance of natural light throughout. The apartment features two generous double bedrooms, both offering ample space and the primary with built-in storage. There is also a useful additional utility room, ideal for extra storage. The large bathroom is well appointed, featuring both a separate bath and shower.

Further benefits include access to a communal garden, perfect for enjoying sunny summer days. The layout lends itself well to straightforward living, with the added flexibility of space suitable for remote working or creative use.

Ideally located between the transport hubs of West Norwood, Tulse Hill, and Streatham Hill, the property offers excellent access into central London and the City via London Victoria and London Bridge, along with numerous bus connections. A wide range of bars, shops, and local amenities are nearby, including the new Picturehouse Cinema on Norwood Road, the Streatham Hub leisure development, the renovated ice rink, and the green spaces and picture gallery in Dulwich.

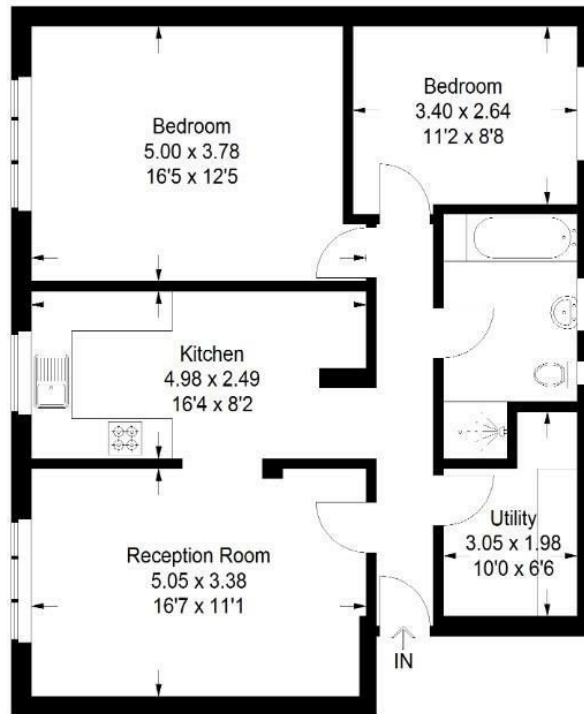
EPC: C | Council Tax Band: C | Lease: 979 years remaining | SC: £2,166.34 pa | GR: £25 pa | BI: Inc. in SC



Floorplan

Tina Court, SW16

Approximate Gross Internal Area
77.9 sq m / 839 sq ft



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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