



## Flat F

Telford Avenue | | Streatham Hill | SW2 4XE

**£1,395 Per Month**





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Streatham Hill | SW2 4XE  
£1,395 Per Month

Welcome to this charming brand new studio flat located on Telford Avenue in the desirable area of Streatham Hill, SW2. This property offers a perfect blend of modern living and convenience.

The flat boasts a bright and airy bedroom that is designed to maximise natural light, creating a warm and inviting atmosphere. The studio features laminate flooring throughout, providing a sleek and contemporary finish. The separate kitchen is equipped with brand new appliances, making it ideal for those who enjoy cooking and entertaining.

This studio flat also boasts a well-appointed bathroom, ensuring all your needs are met in this compact yet functional space. The property benefits from regulated heating and water rates being included in the rent, adding to the overall appeal.

Situated in an excellent location, this flat is just a short distance from local transport links, making

- Brand new studio flat
- Separate kitchen area
- Water rates included
- Unfurnished, move in now
- Excellent Streatham Hill location
- Laminate flooring throughout
- Bright, airy bedroom
- Regulated heating included
- Close to station, transport
- Viewing highly recommended



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 78                      |
| (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 |

Council Tax Band **New Build**  
EPC Rating **C**

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