



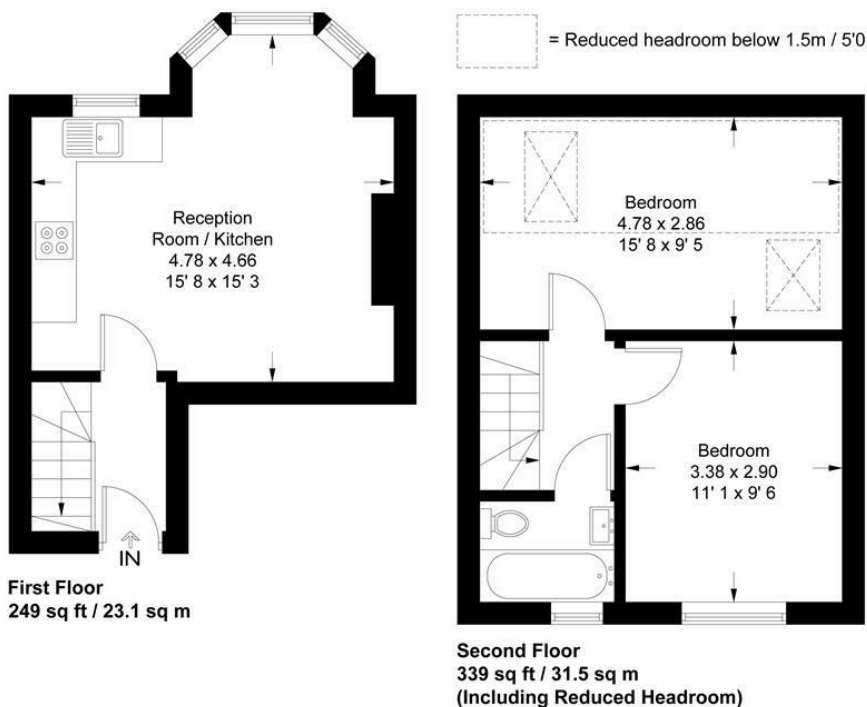
**£2,000 PCM**

• Two bedroom conversion flat • Open plan kitchen/reception • Sought after area • Close to the park • Leasehold covenants may apply • On street residents permit parking available on application

A brilliant split-level two bedroom conversion flat in this sought after location seconds from the park. Arranged over 2 floors, the property features an open plan kitchen/reception, 2 double bedrooms and a bathroom. Ideally located just by the park, the flat is also within a short walk from Streatham Hill & Balham stations. Available from early June as part furnished. Please note photos were taken prior to the current tenancy. Monthly rent: £2000. Deposit: £2307. Council tax band D (Lambeth). EPC=D.

## Telford Avenue

Approximate Gross Internal Area = 510 sq ft / 47.4 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 78 sq ft / 7.2 sq m  
 Total = 588 sq ft / 54.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.