

**SALFORD ROAD, LONDON, SW2**

Carter Jonas

# SALFORD ROAD, LONDON, SW2

## SPACIOUS SHARE OF FREEHOLD TWO-BEDROOM PURPOSE-BUILT MAISONETTE WITH ITS OWN FRONT DOOR, EXTENDING TO 1,016 SQ FT WITH A PRIVATE REAR GARDEN MOMENTS FROM TOOTING COMMON.



This spacious share of freehold purpose-built maisonette extends to approximately 1,016 sq ft. The property comprises a bright reception room, separate kitchen and two large double bedrooms. To the rear there is a substantial private garden, while a generous section of the front garden is also demised to the property.

Salford Road is an attractive and quiet residential street located on the border of Balham and Streatham Hill, moments from the green, open spaces of Tooting Common. There are excellent transport links nearby, with Streatham Hill Station offering direct services to London Victoria and beyond, while nearby Balham benefits from both Northern Line Underground and National Rail connections, providing swift access across Central London.

### KEY FEATURES

- Two double bedrooms
- Separate kitchen and reception room
- Sizeable private rear garden
- Generous portion of the front garden demised to the property
- Purpose built maisonette with own front door
- Double glazed throughout
- Approximately 1,016 sq ft
- Excellent transport links from Streatham Hill Station and Balham Station
- Moments from green open spaces of Tooting Common
- Located within the Hyde Farm Area, close to Hyde Farm Cafe and local shops





**TENURE** Share of Freehold (Approx. 996 years remaining)

**LOCAL AUTHORITY** Lambeth Council

**EPC BAND** D

Classification L2 - Business Data



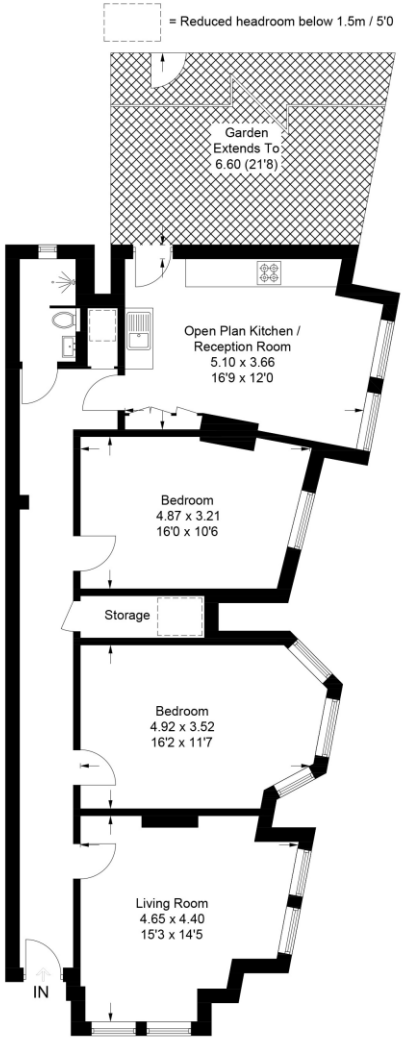






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**Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft**




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1346842)





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