



Knollys Road, SW16  
Guide Price £425,000-£450,000

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# In general

- Two double bedrooms
- Additional study/office
- Two bathrooms
- Sought after location
- Communal gardens

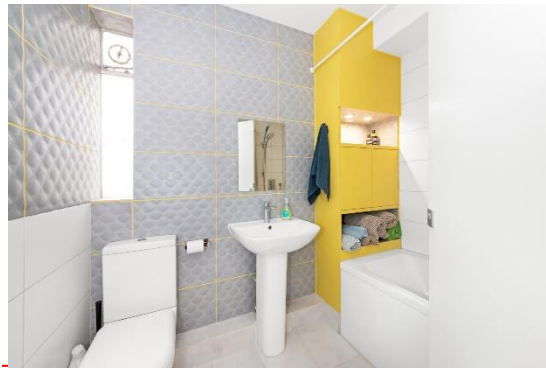
# In detail

A two bedroom, two bathroom flat situated on the ever popular Knollys Road, now available to purchase.

This two-bedroom flat is a practical and comfortable living space situated in a well-maintained block. The two double bedrooms provide ample space, and there's an additional smaller room – perfect for a home office., with two bathrooms, including an en-suite shower room, it's designed for everyday convenience. The large open-plan living room and kitchen contribute to a versatile and functional layout. The property further benefits from the added communal garden, ideal for those sunny summer days. This home is tailored for straightforward living, with the bonus of a dedicated space for remote work or creative pursuits.

Ideally located between the transport hubs of West Norwood, Tulse Hill and Streatham Hill for easy access into central London and the City via London Victoria and London Bridge - as well as a host of bus connections. Excellent bars, shops and local amenities including the new Picture House Cinema on Norwood Road, the 'Streatham Hub' leisure development and renovated ice rink as well as the parks and picture gallery in Dulwich.

EPC: D | Council Tax Band: C | Lease: 947 years remaining | SC: £1,865.60pa | GR: £25pa | BI: Included in service charge



# Floorplan

## Tina Court, SW16

Approximate Gross Internal Area  
80.1 sq m / 862 sq ft



### First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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