



2 bed flat to buy in SW16

74-76 Knollys Road, London , SW16 2JX

£450,000 Starting Bid

 x2  x1  x1

Tenure

Share Of Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000
- ✓ No Onward Chain
- ✓ Share of Freehold
- ✓ Off Street Parking - Vehicle Charging Point
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000

This well presented two bedroom ground floor garden flat offers approximately 916 sq ft of accommodation, together with off-street parking, shared use of a basement, a private 51ft rear garden and a detached garden office.

Well balanced and larger than many comparable properties, the flat offers a practical layout with a good sense of space throughout. To the front is a reception room with bespoke cabinetry, plantation shutters and a feature fireplace, while to the rear the 20ft kitchen/dining room benefits from a large skylight and opens directly onto the garden.

There are two well proportioned bedrooms and a contemporary bathroom.

The private rear garden extends to approximately 51ft and has been landscaped with a paved terrace and lawn, while the detached garden office provides valuable additional space for home working, a gym or a studio.

Knollys Road is conveniently located for excellent transport links into Central London, with a wide range of cafés, restaurants and local amenities nearby. The property is equidistant from both West Norwood and Tulse Hill stations, with services to London Bridge in as little as 17 minutes, while nearby Streatham Hill provides direct links to Clapham Junction in around 8 minutes and Victoria in approximately 15 minutes.

Council Tax Band: D

Tenure: Share Of Freehold

Length of Lease: 111

Annual Ground Rent Amount: £73.00

Annual Service Charge Amount: £876.00

Price: Starting Bid £450,000

Property Type: Flat

Parking: Driveway

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

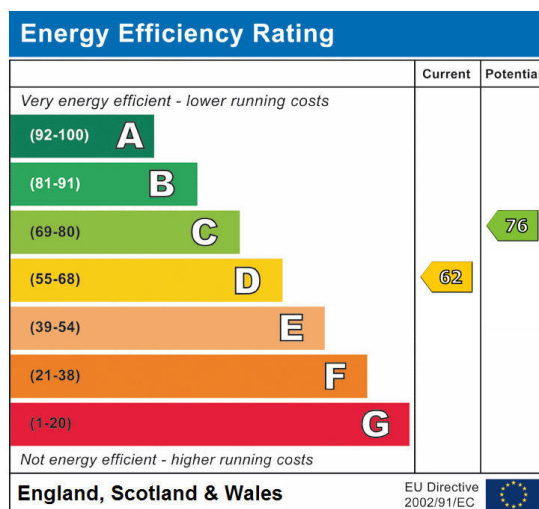
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

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