



## Flat 8

Telford Avenue | London | SW2 4XE

**£1,100 Per Month**



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London | SW2 4XE  
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Welcome to this charming studio apartment located on Telford Avenue in the desirable area of Streatham Hill, SW2 4XE. This newly refurbished top-floor studio offers a compact yet comfortable living space, perfect for those seeking a modern and convenient lifestyle.

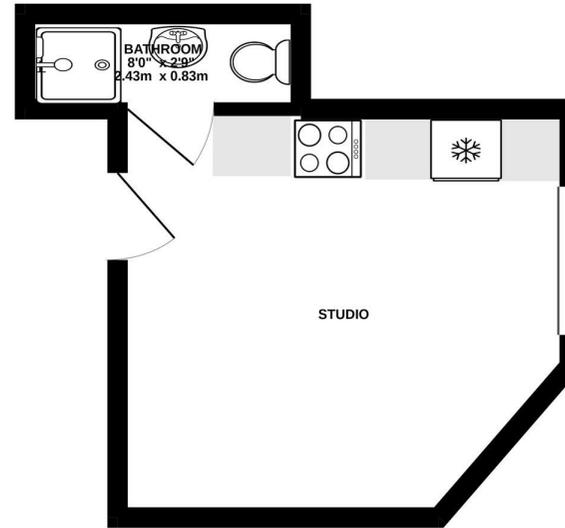
The current layout maximises the use of space. The studio features a bright reception area that can easily be tailored to your personal style. The bathroom is thoughtfully appointed, ensuring all your needs are met.

One of the standout features of this property is its excellent location. Situated close to the station, you will enjoy easy access to public transport, making your daily commute a breeze. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, providing a vibrant community atmosphere.

- Newly refurbished studio
- Water rates included
- Available immediately
- Close to station
- Top floor
- Regulated heating included
- Excellent Streatham Hill location
- Unfurnished studio



SECOND FLOOR  
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA: 167 sq ft. (15.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band B  
EPC Rating C

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