



CHRISTCHURCH ROAD, SW2  
**£200,000 LEASEHOLD**

**A SECOND FLOOR STUDIO APARTMENT IN GOOD DECORATIVE  
ORDER CLOSE TO STREATHAM HILL AND BRIXTON**

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## DESCRIPTION:

Guide Price: £200,000 - £225,000.

This second floor apartment has a large studio room with a wood floor and a cleverly designed fold-away bed. There is a modern, fitted kitchen equipped with the usual appliances including a washing machine/dryer. There is a modern shower room with a WC and hand wash basin and two fitted storage cupboards in the hallway.

Christchurch House dates from the 1930's and has an "Art Deco" design heritage from the period. The communal parts are smart and well-maintained with modern lifts and there is secure resident's gated access from the street with fob entry and an attractive central courtyard garden. There is also the added benefit of a porter/caretaker on site. Conveniently located for access to central London.

The property benefits from a communal heating and hot water system that is included in the service charges.

Service charges: £358.32 per month

Ground rent: £0

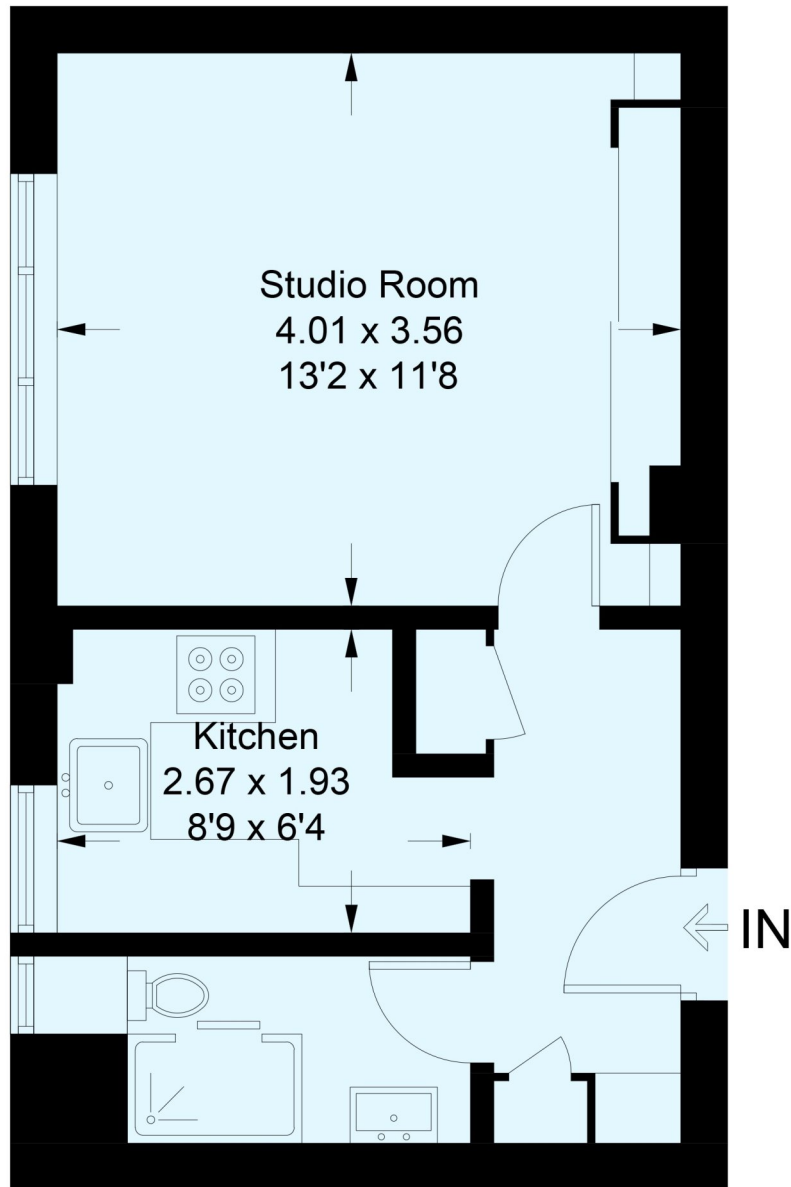
Lease: 189 years from 1st January 1976 - 140 years remaining.

Council tax band A



# Christchurch House, Christchurch Road, SW2

Approximate Gross Internal Area  
27.2 sq m / 293 sq ft



## Second Floor

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. (ID689750)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 140 year and 2 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

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