



CHRISTCHURCH ROAD, SW2
OFFERS IN EXCESS OF £350,000 LEASEHOLD

A BEAUTIFULLY APPOINTED TWO-BEDROOM
ART DECO FLAT IN AN ICONIC 1930S
DEVELOPMENT WITH EXCELLENT
TRANSPORT LINKS

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

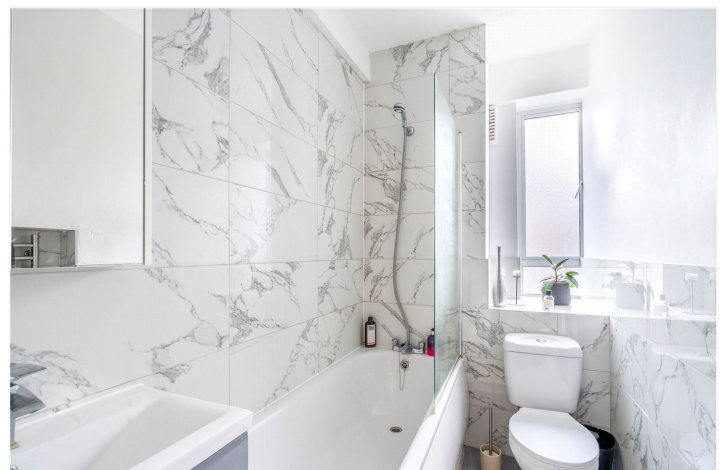
winkworth.co.uk



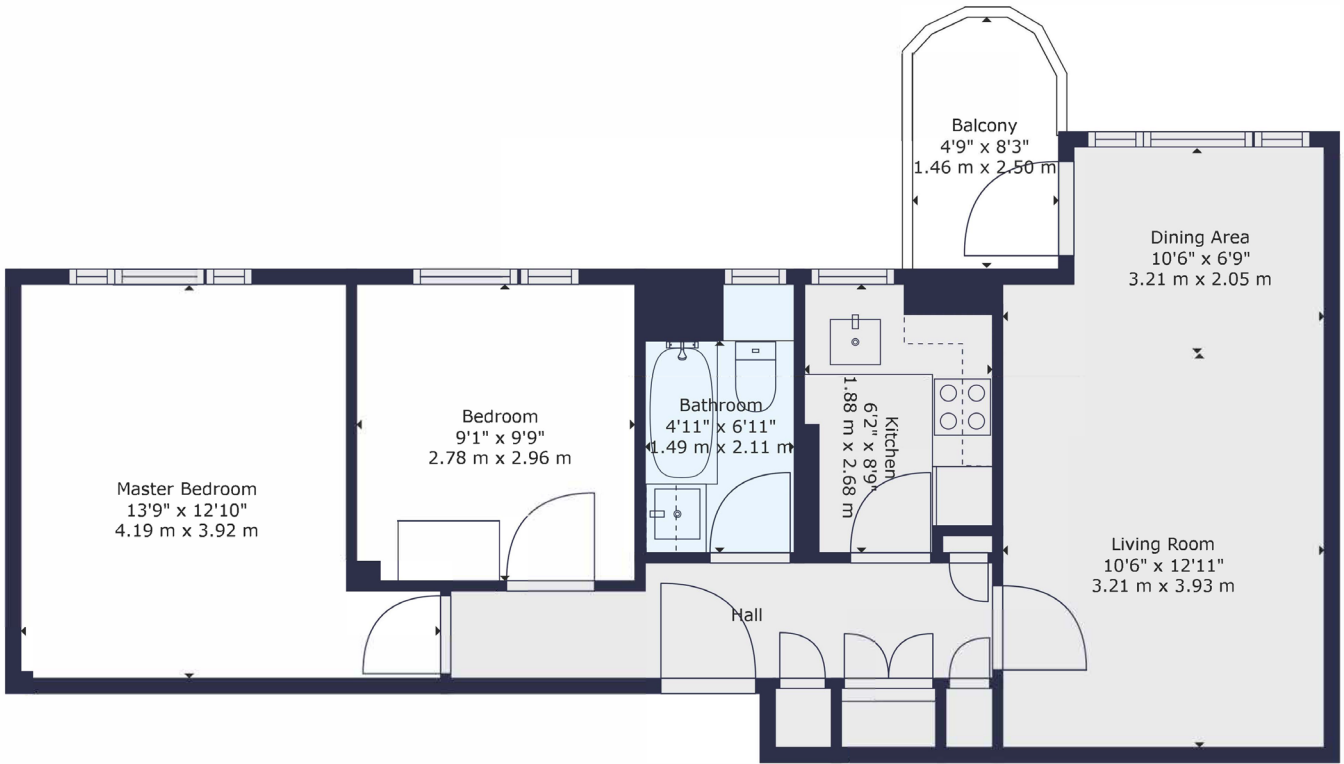
DESCRIPTION:

A beautifully appointed two-bedroom flat nestled within the sought-after Christchurch House, a landmark 1930s Art Deco development. From the moment you enter the secure, gated courtyard, you are greeted by meticulously maintained communal gardens and smart, modernised interior common areas. The flat itself boasts bright and spacious rooms, including a generously sized reception and dining area, two double bedrooms, a stylish kitchen with sleek cabinetry, and a contemporary bathroom featuring elegant marble-effect tiles. Residents benefit from a communal heating and hot water system included in the service charge, ensuring year-round comfort. The property also comes with the added practicality of an on-site caretaker and modern lift access.

Conveniently located for excellent transport links, the flat is within easy reach of Brixton, Tulse Hill, and Streatham Hill stations, providing swift access to central London. Local amenities abound, with trendy cafes, restaurants, and shops just a stone's throw away, alongside the vibrant cultural offerings of Brixton Village.







TOTAL: 629 sq. ft, 58 m²
 FLOOR 1: 629 sq. ft, 58 m²
 EXCLUDED AREAS: BALCONY: 37 sq. ft, 3 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 139 year and 11 months

Service Charge: £5576.39 per annum (subject to increase)

Ground Rent: £50 Annually

Council Tax Band: B

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.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.