



CHRISTCHURCH ROAD, SW2
£325,000 SHARE OF FREEHOLD

Winkworth



CHRISTCHURCH ROAD, SW2

We are pleased to present this spacious one double bedroom first floor Victorian conversion flat close to Tulse Hill which has been well maintained by the current owners

Available exclusively through Winkworth we are delighted to present this bright and airy first floor Victorian conversion. The apartment has a good-size double bedroom with double-glazed windows overlooking the rear. The open-plan living area consists of a modern kitchen which is equipped with the usual appliances and there are plenty of wall and base units for ample storage. The reception/diner area overlooks the front of the property and has high ceilings and a large bay, also with double-glazed windows. The property also has a smart shower room with a wash hand basin and a WC. The added benefit is the additional, private storage/utility room (located on the half landing in the communal area) with plumbing for a washing machine and houses the boiler - it is also big enough to store a bicycle.

Tulse Hill train station is within a five-minute walk with trains to London Bridge and central London via Southern Rail and the Thames Link. Bustling Brixton with its great nightlife and live music scene is also a five-minute bus journey away. The property is near the lively pubs and restaurants of Herne Hill and Brockwell Park.

This charming apartment is offered with a share of freehold and early viewings are highly recommended. Ideal for a first-time buyer with no Stamp Duty.

LOCATION

Brixton Hill/Tulse Hill





Christchurch Road, SW2


Approximate Floor Area = 37.1 sq m / 399 sq ft

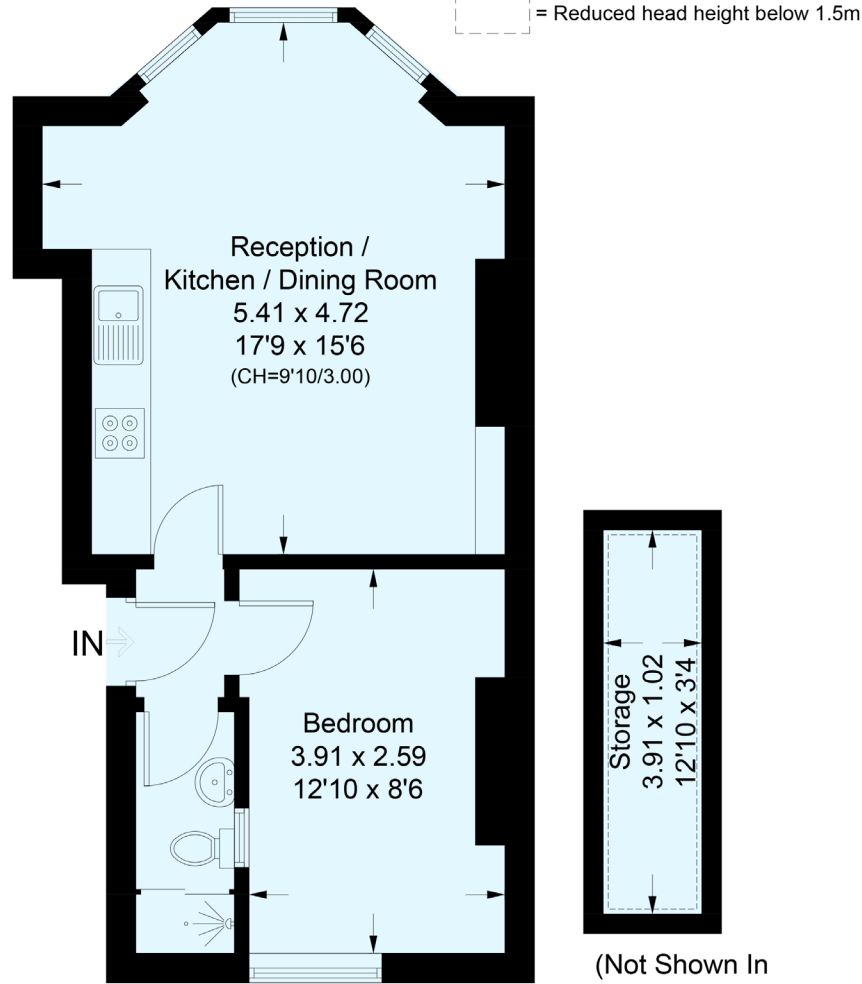
Storage = 3.9 sq m / 42 sq ft

Total = 41 sq m / 441 sq ft

Including Limited Use Area (4.4 sq m / 47 sq ft) & Storage



 = Reduced head height below 1.5m



First 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. (ID901142)

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