



Christchurch Road, SW2
Offers in excess £400,000

0208 702 9888
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In general

- Victorian conversion
- Bright and Airy
- Off-street parking
- Access to communal outside space
- Chain free
- two bedrooms
- Good transport links

In detail

An interesting opportunity to purchase a two-bedroom Victorian conversion on Christchurch Road, SW2.

Well-maintained by the current owners, this raised ground-floor property includes a spacious and bright, south-facing lounge which is semi-open to the fitted and well-appointed kitchen, two bedrooms, a modern shower room, communal garden access, and the added convenience of off-street parking.

Sold with the advantage of no onward chain, this residence is superbly located for easy access to Tulse Hill station offering routes on the Thameslink line whilst also connecting to Victoria and London Bridge. Bus access to Brixton further enhances transportation options. Local amenities are plentiful with the vibrant high streets of Herne Hill and West Norwood, featuring the Picture House Cinema, library, and the appealing Brockwell Park and lido.

Early viewing is highly recommended to seize this opportunity.

EPC: D | Council Tax Band: C | Lease: 92 years remaining | SC: £2,000pa | GR: £ 200 | BI: Included in service charge



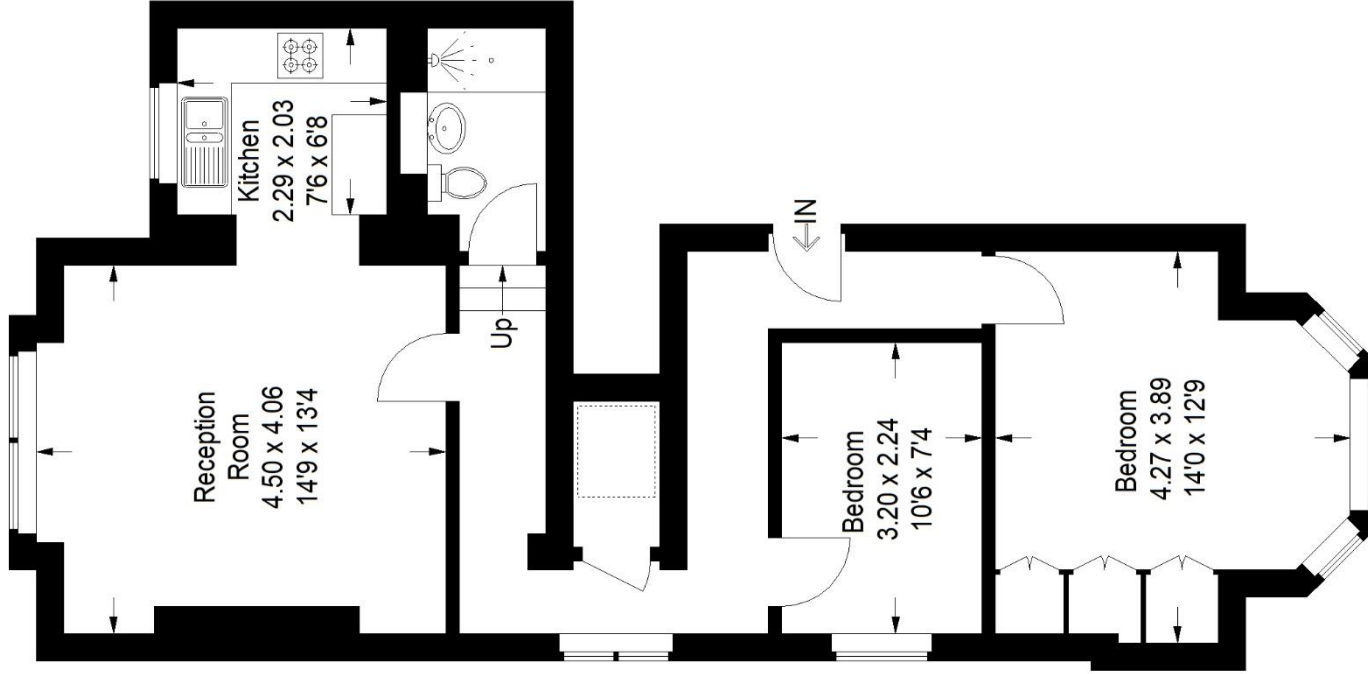
Floorplan

Christchurch Road, SW2

Approximate Gross Internal Area
65.1 sq m / 701 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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