



Christchurch Road, SW2 | £294,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Chain-free
- Victorian conversion
- One double bedroom
- Spacious reception room
- Fully fitted kitchen
- Neutral bathroom suite
- Close to good transport links
- Abundance of light
- Off-street parking

In Detail

A charming one-bedroom Victorian conversion situated on the highly sought-after Christchurch Road, SW2.

This spacious first-floor flat offers a comfortable and stylish living space. The property features a generously sized lounge, a bright and airy double bedroom, a separate fully fitted kitchen and bathroom. Sold with the significant advantage of no onward chain, this home is ready to move into immediately.

Perfectly positioned for excellent transport links, the flat is just a short distance from Tulse Hill station, providing swift Thameslink services to Victoria and London Bridge, along with frequent bus routes to Brixton. Residents benefit from proximity to vibrant local amenities, including the bustling high streets of Herne Hill and West Norwood, home to the renowned Picture House Cinema, library, and the popular Brockwell Park with its iconic lido.

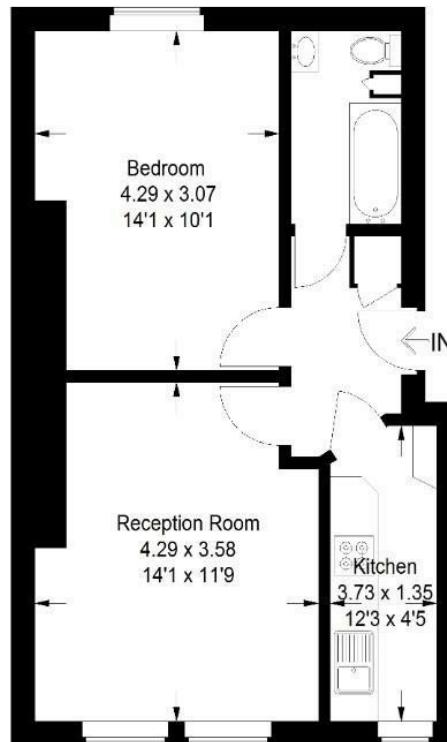
EPC: C | Council Tax Band: C | Lease: 900 years remaining | SC : £150 p/m towards sinking fund | GR: Nil | BI: Incl in SC



Floorplan

Christchurch Road, SW2

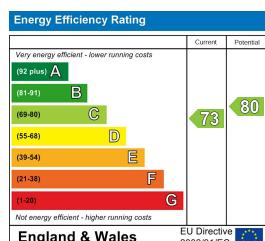
Approximate Gross Internal Area
42.6 sq m / 459 sq ft



First Floor

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.