



Tulse Hill,

Asking Price £400,000



4



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1



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Property Summary

Propertyworld presents this 4 bedroom, purpose built apartment to the Sales Market. In need of modernisation throughout,, the property is spaciously deceptive and is situated within the heart of Tulse Hill, ideal for Brixton's vibrant bars, restaurants and shops, including the popular Brockwell Park. for leisure.

Siting on the first floor, the property provides four double bedrooms , large lounge and kitchen in excess of 9ft. The bathroom is also spacious with a three piece as fitted with tiled walls and floors There's also a balcony just off the kitchen, for immediate fresh air

Forming part of a local authority estate, means there is also communal gardens, for a bit of green space. Internally the flat does require updating, however in our opinion this is an purchase for both first-time buyers and investors, looking for something close as possible for London commuting - having Herne Hill, Tulse Hill Rail Station and Brixton underground all within minutes walk away. Additional benefits include gas central heating, double glazing and best of all - No onward chain!

Property Summary

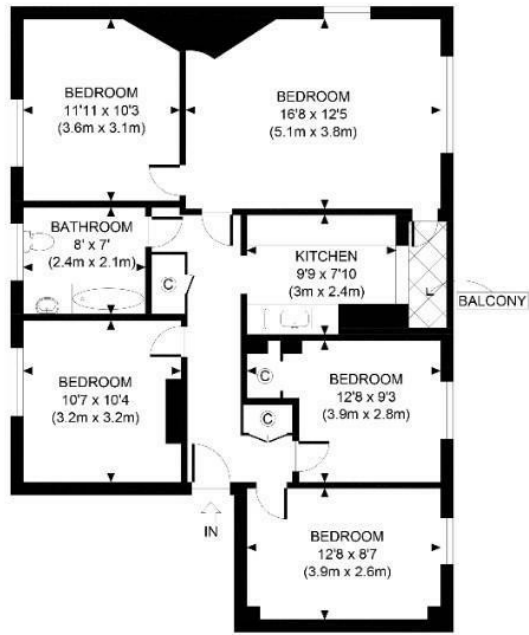
- Four bedrooms
- Purpose built Flat
- First floor accommodation
- In Need of modernisation throughout
- Lounge in excess of 16ft
- Balcony
- No Onward chain
- Leasehold Tenure
- Epc rated D
- Council Tax band B

Our Vendor Loves...

This is a really large flat, and really bright and airy too! The location is brilliant if you want to get into London and you can do a lot with the flat, simply because its so big!



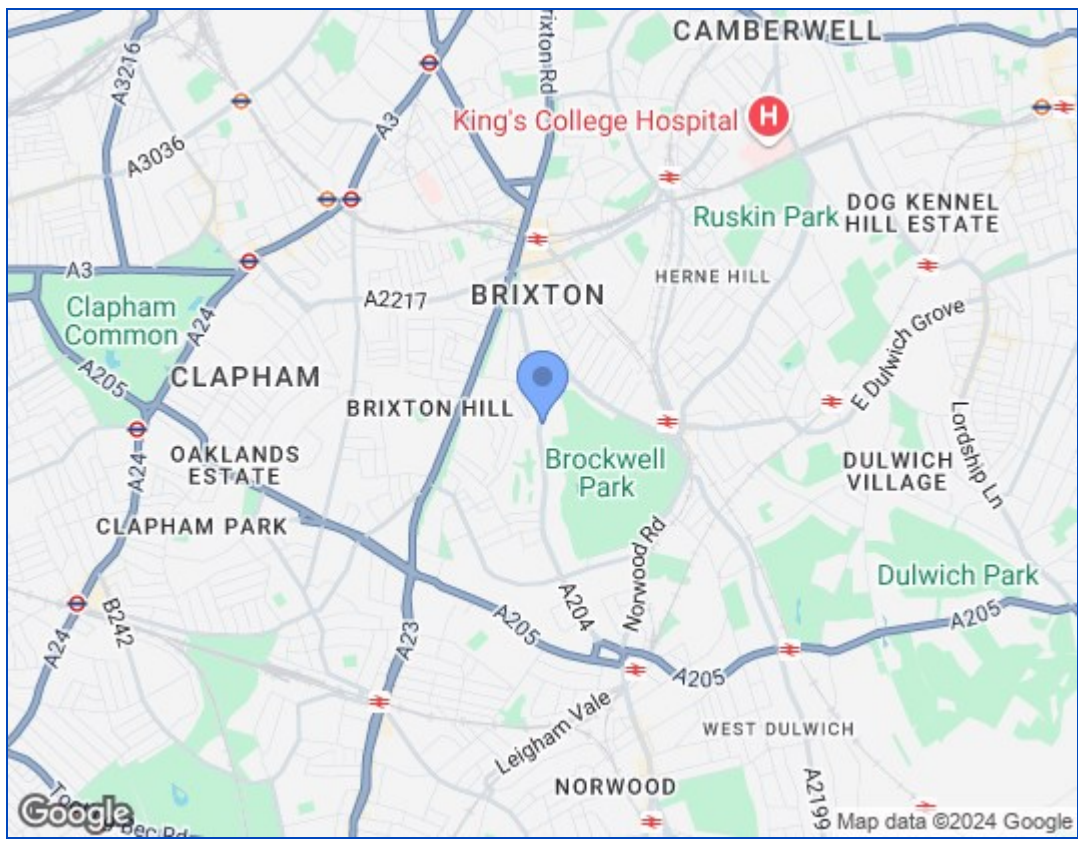




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 918 SQ FT



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|--|---|
| <p>APPROX. GROSS INTERNAL FLOOR AREA 918 SQ FT / 85 SQM</p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p> | <p>Holdsworth House</p> <p><small>date: 29/08/24</small></p> <p>photoplan</p> |
|--|---|



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 66 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |

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