

100A Christchurch Road, Tulse Hill, London, SW2 3DF

£475,000

Council Tax Band: C

ORLANDO REID
— MANCHESTER —



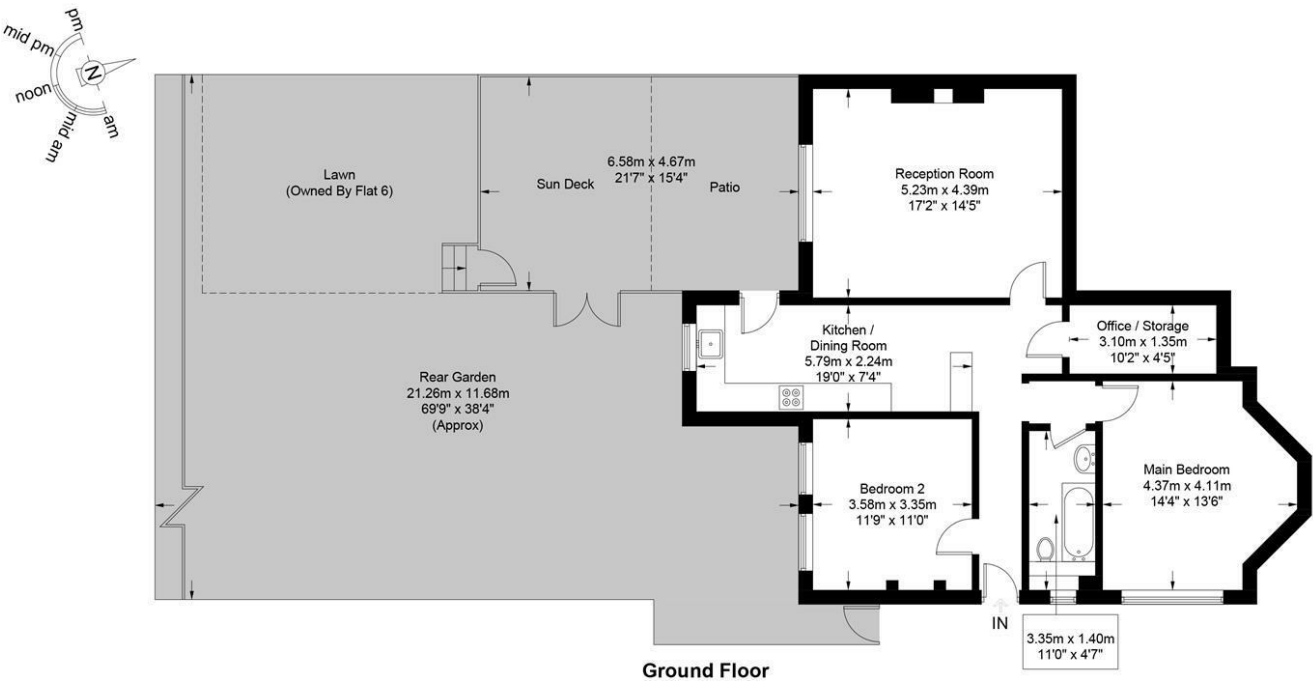
This superb ground-floor maisonette, accessed via its own private front door, is offered in good condition and combines generous proportions with attractive period character. The property features two large double bedrooms, a separate office, and a spacious reception room with working fireplace. A stylish contemporary bathroom and a smart kitchen/diner complete the interior. The kitchen / diner opens onto a private south-facing patio and sun deck, leading to extensive communal gardens that are fully maintained within the service charge.

Additional benefits include off-street parking and no onward chain, offering both convenience and peace of mind.

The location is ideal, just minutes from Tulse Hill station with direct rail links to London Bridge, Blackfriars and Farringdon, as well as frequent buses to Brixton and Clapham. Norwood Road's vibrant mix of shops, cafés and bars are nearby, with Brockwell Park and West Norwood Picturehouse also within easy reach.

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Christchurch Road, SW2 Approximate Gross Internal Area = 912 sq ft / 84.73 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC