

# Upper Tulse Hill . | London, SW2



**£1,700 PCM**

- One bedroom flat • Private garden • Spacious • Off Brixton Hill • Leasehold covenants may apply • On street residents permit parking available on application

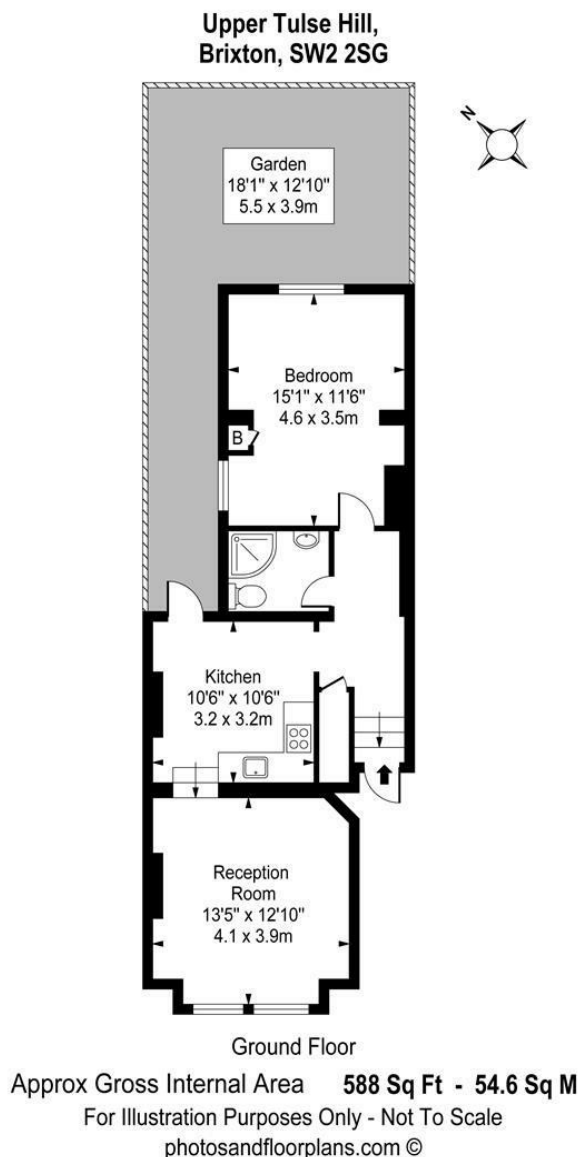
# Upper Tulse Hill . | London, SW2



A beautifully presented one bedroom ground floor conversion flat with a private garden. The property features a South West facing reception room with a feature fireplace and a modern kitchen/breakfast room, also with a feature fireplace. There is a large double bedroom at the rear and a modern shower room. The flat also benefits from a lovely private rear garden.

Located off Brixton Hill, the flat is within a short walk of the Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton and Cafe on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within a 20 minutes' walk. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect for a single professional or a couple and available immediately as unfurnished. Please note photos were taken prior to the current tenancy.

Monthly rent: £1700. Deposit: £1961. Council tax band B (Lambeth). EPC=



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>68</b>
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>62</b>	<b>63</b>
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
**0207 274 3111**  
brixsales@edenharper.com  
www.edenharper.com