



Christchurch House | Brixton, SW2



A very spacious first floor apartment situated within the popular Art Deco style development, Christchurch House.

The property comprises of a generously sized reception room, that is full of natural light, and has ample room to hold a dining area. There is a separate galley style kitchen with plenty of cupboard and work top space, room and plumbing for a washing machine, and electric oven with gas hob. The bedroom is a very well proportioned double with enough room to house a large bed and wardrobe and currently has a home office set up with space to spare. The bathroom is fully tiled with bath and shower attachment, wash basin and W.C.

The apartment has been well maintained and is neutrally decorated and complete with natural oak coloured flooring throughout, benefiting also from a long lease. The block is well maintained and features video entryphone system, a lift, communal and central heating system (the cost of the heating & hot water are included in the service charge) and on site caretaker. It is ideally located at the top of Brixton Hill, close to local shops and amenities. It is also a short distance from Brixton rail and tube stations, Tulse Hill mainline station, Brixton Village, as well as the green spaces of Brockwell Park and Clapham Common.

Please note the photos were taken prior to the current tenancy. Notice has already been given. Lease: 140 years remaining. Service charge: £3024.54pa. Ground rent: £50pa. EPC=D. Council tax band: B (Lambeth).

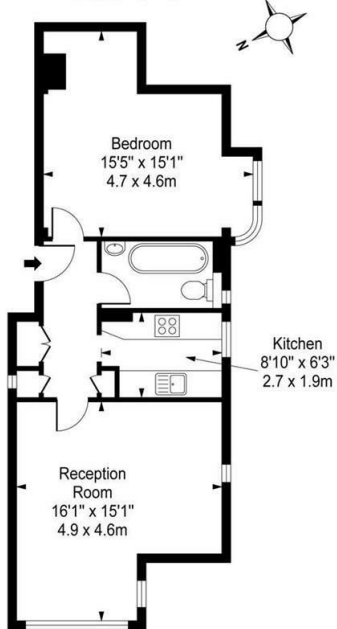
- Popular Development
- Art Deco Building
- Gated with Secure Entry System
- On Site Caretaker
- Long Lease
- Chain Free
- Short Distance to Brixton Rail and Tube Stations
- Close to Brockwell Park

£280,000

Viewing

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.

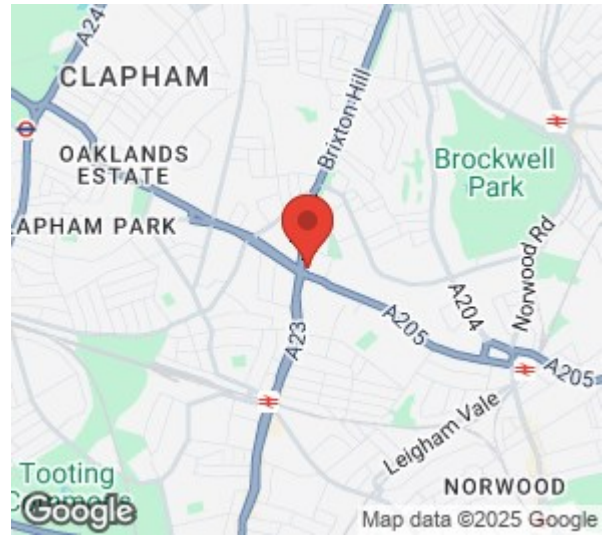
Christchurch House,
Christchurch Road,
Brixton, SW2



First Floor

Approx Gross Internal Area **565 Sq Ft - 52.5 Sq M**

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
Tel: 0207 274 3111 | brixsales@edenharper.com | www.edenharper.com