



Christchurch Road, SW2 | Offers In Excess Of £400,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Victorian conversion
- Ground floor
- Large lounge
- Two bedrooms
- Separate kitchen
- Communal garden
- Off street parking
- Chain free
- Neutrally decorated throughout
- Fantastic transport links

In Detail

An exciting opportunity to acquire this two bedroom, Victorian conversion on the popular Christchurch Road, SW2.

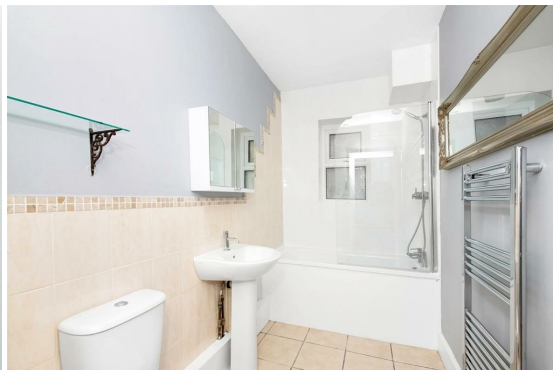
Beautifully maintained by the current owners, the property is located on the ground floor and comprises of the following: Large lounge, two bedrooms, separate fitted kitchen, modern bathroom, access to a communal garden and off street parking.

Sold with the added benefit of no onward chain.

Brilliantly located for Tulse Hill station and Thameslink access to Victoria and London Bridge as well as bus access into Brixton. Local amenities include the nearby high streets of Herne Hill and West Norwood boasting the Picture House Cinema, library and the desirable Brockwell Park and lido.

Early viewing recommended

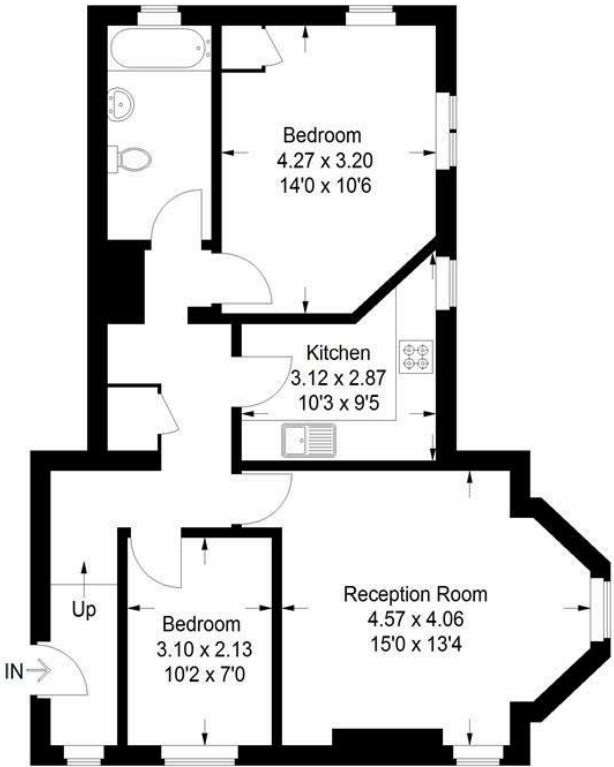
EPC: D | Council Tax Band: C | Lease: 89 years remaining | SC: 2,720 pa | GR: £200 pa | Buildings Insurance: covered in service charge



Floorplan

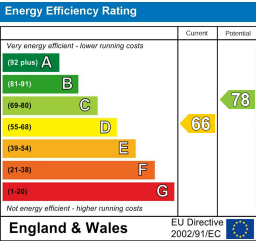
Christchurch Road, SW2

Approximate Gross Internal Area
63.5 sq m / 684 sq ft



Basement

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.