



## 12 Tina Court

London, SW16 2JL

**Price Guide £400,000**

Galloways are delighted to present this fantastic two double bedroom purpose-built apartment. The property offers a contemporary fitted kitchen and bathroom, neutral décor throughout, and stylish grey wood flooring. It further benefits from an abundance of natural light and access to a large communal rear garden.

Ideally situated within easy reach of a fantastic array of local amenities and excellent transport links, the property is approximately 0.7 miles from Tulse Hill Station, which provides direct services to London Bridge (approx. 25 minutes), Blackfriars (approx. 30 minutes), and St Pancras International via Thameslink.

The property is also approximately 0.7 miles from West Norwood Station, offering convenient connections to London Victoria (approx. 25 minutes) and London Bridge (approx. 35 minutes).

In addition, the property is well served by a number of local bus routes nearby, providing easy access into Central London and to Brixton Underground Station, where you can connect to the Victoria Line for fast links across the capital.

Lambeth Council  
Council Tax Band C £1737.00pa  
Tenure: Share of freehold  
Lease Term: 972  
Lease Commencement Date: 999 years from 30.9.99

### Viewing

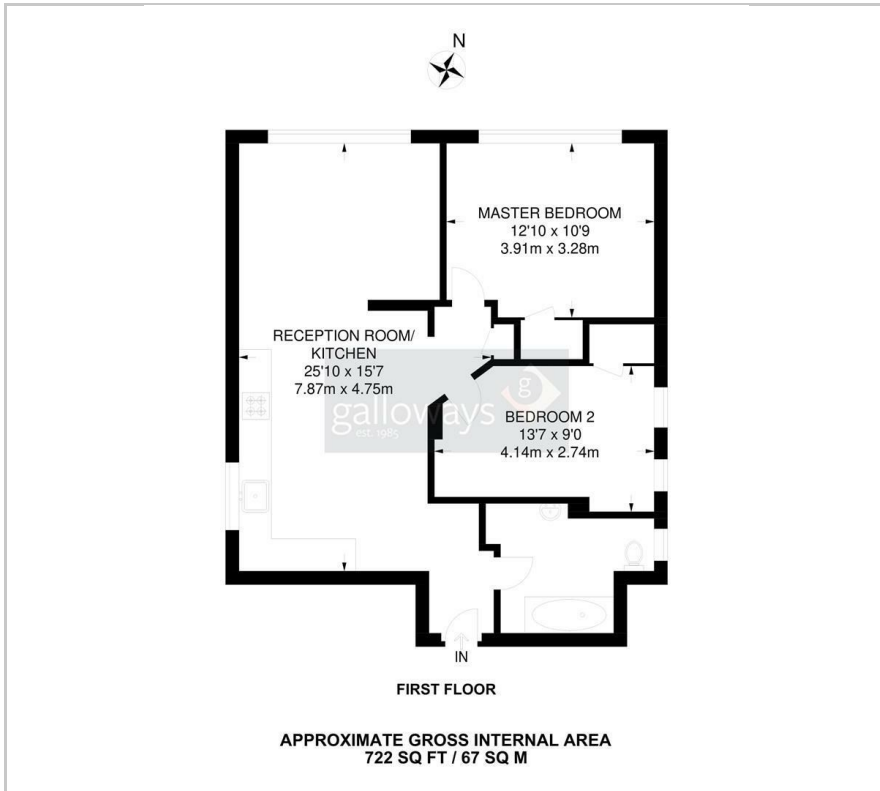
Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

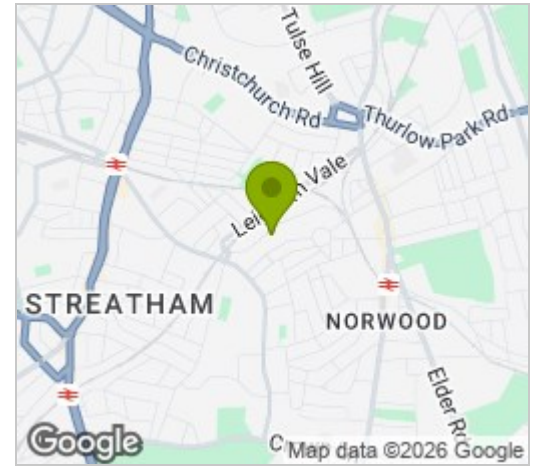
- £400,000 - £425,000 PRICE GUIDE
- CONTEMPORARY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM SUITE
- CHAIN FREE
- COMMUNAL BIKE STORAGE ON SITE
- CENTRAL HEATING
- COMMUNAL GARDEN
- 14 MINUTES WALK TO WEST NORWOOD STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



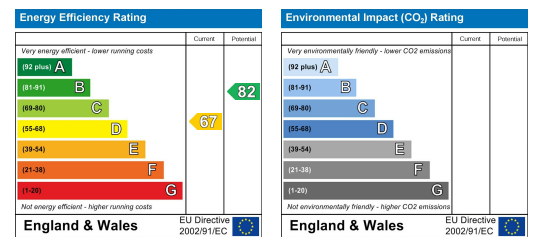
## Floor Plan



## Area Map



## Energy Efficiency Graph



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