Christchurch Road, SW2 | Guide Price £325,000 - £350,000

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In General

- One bedroom
- Chain free
- Share of freehold
- Immaculate condition
- Great location
- A few minutes walk from Tulse Hill station
- Over 480 sq ft

In Detail

GUIDE PRICE £325,000 - £350,000
A beautifully presented one-bedroom apartment on Christchurch Road, SW2, offered chain free

Boasting over 480 sq ft of well-proportioned living space, this stunning apartment offers a bright and spacious open-plan reception and dining area, complemented by high ceilings and attractive wood flooring.

The modern kitchen features sleek cabinetry, generous preparation space and excellent storage, with the added benefit of a large storage cupboard/pantry.

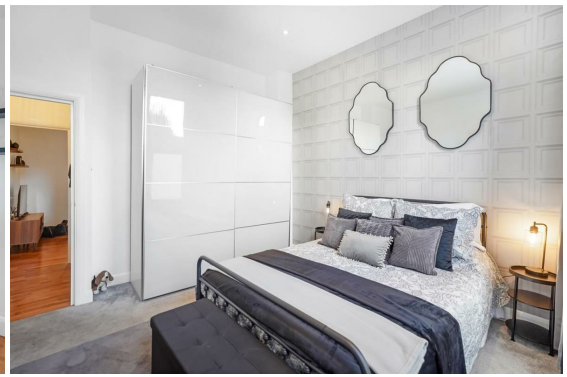
The spacious double bedroom is flooded with natural light from its large windows and benefits from ample storage. Completing the accommodation is a contemporary bathroom, fitted with both a bath and overhead shower.

Further benefits include a share of the freehold, the property is currently fully furnished with new furnishings throughout and can be offered fully furnished or unfurnished depending on the purchaser's preference, providing an attractive turnkey option.

Perfectly positioned for excellent transport connections, the flat is just a few minutes' walk from Tulse Hill station, offering convenient services into central London and the City via London Bridge, Blackfriars and Farringdon, together with excellent connections to St Pancras International, Gatwick Airport, Luton and Brighton. Farringdon provides easy interchange with the Elizabeth line for Heathrow and connections across London, while frequent bus services to Brixton provide convenient access to the Victoria line for the West End and central London. Clapham and other surrounding areas are also easily accessible by bus.

Residents benefit from proximity to vibrant local amenities, including the bustling high streets of Herne Hill and West Norwood, home to the renowned Picture House Cinema, library, and the popular Brockwell Park with its iconic lido.

EPC: C | Council Tax Band: B | Lease: Approximately 148 Years Remaining | SC: £2400pa | BI: included in SC



Floorplan

Christchurch Road, SW2
Total* = 45.0 sq. m / 484.0 sq. ft
Ground Floor = 45.0 sq. m / 484.0 sq. ft
= Reduced head room below 1.5m

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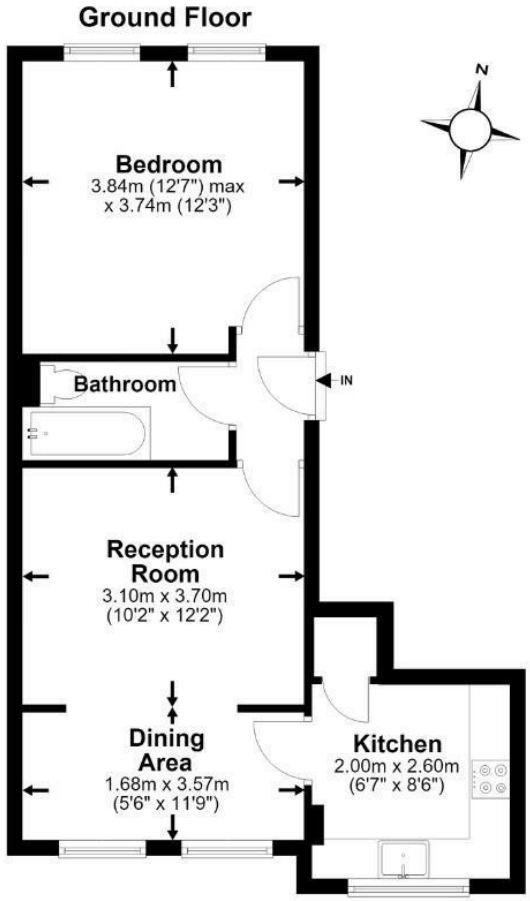
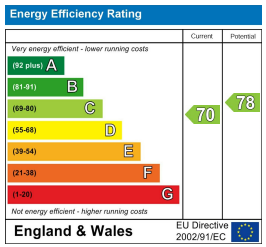


*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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