



Christchurch Road, SW2 | £294,000

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In General

- Chain-free
- Victorian conversion
- One double bedroom
- Spacious reception room
- Fully fitted kitchen
- Neutral bathroom suite
- Close to good transport links
- Abundance of light
- Off-street parking

In Detail

A charming one-bedroom Victorian conversion situated on the highly sought-after Christchurch Road, SW2.

This spacious first-floor flat offers a comfortable and stylish living space. The property features a generously sized lounge, a bright and airy double bedroom, a separate fully fitted kitchen and bathroom. Sold with the significant advantage of no onward chain, this home is ready to move into immediately.

Perfectly positioned for excellent transport links, the flat is just a short distance from Tulse Hill station, providing swift Thameslink services to Victoria and London Bridge, along with frequent bus routes to Brixton. 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: C | Lease: 900 years remaining | SC : £150 p/m towards sinking fund | GR: Nil | BI: Incl in SC

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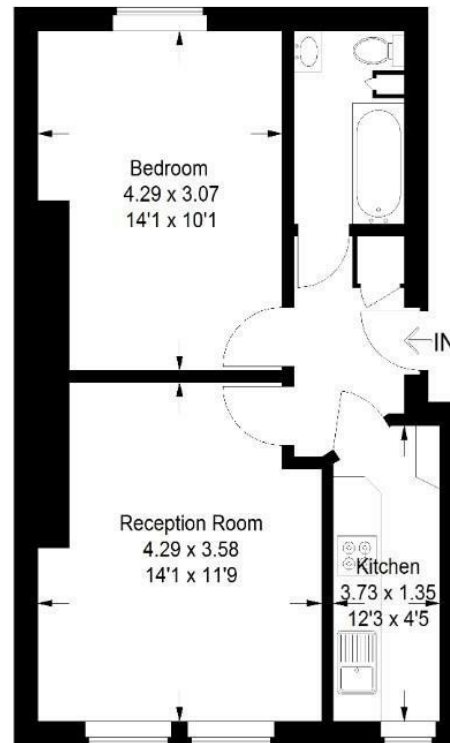
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Floorplan

Christchurch Road, SW2

Approximate Gross Internal Area
42.6 sq m / 459 sq ft



First Floor

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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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C	73	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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