



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

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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

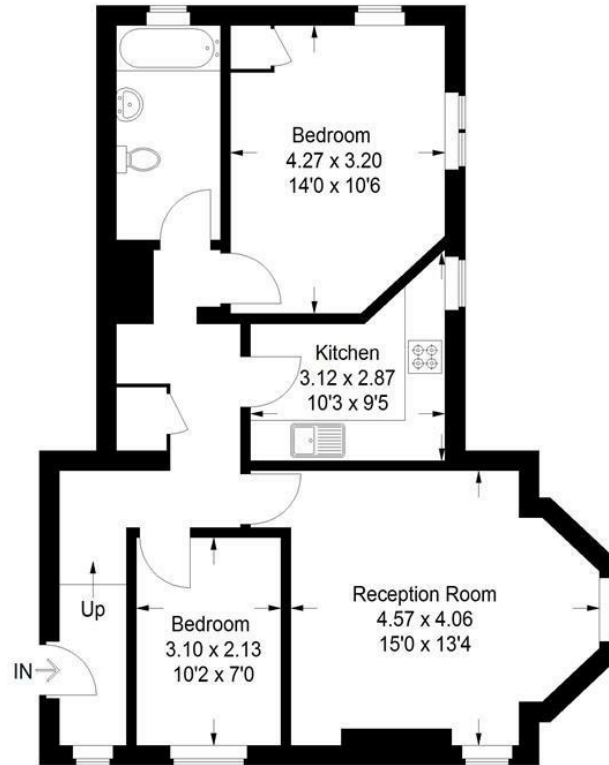
EPC: D | Council Tax Band: C | Lease: 89 years remaining | SC: 2,720 pa | GR: £200 pa | Buildings Insurance: covered in service charge



Floorplan

Christchurch Road, SW2

Approximate Gross Internal Area
63.5 sq m / 684 sq ft



Basement

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		66	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	