



Tulse Hill SW2
£440,000

0208 702 9555
pedderproperty.com

pedder



In general

- Private rear garden
- Own entrance
- Share of Freehold
- Spacious double bedroom
- Bright reception
- Close to transport links
- Early viewings recommended

In detail

Immaculately presented one double bedroom garden flat on Tulse Hill SW2.

The property is immaculately presented throughout and is ready to move into, further benefits include good-sized West facing rear garden, own entrance and being a Share of Freehold.

The reception room has a lovely timber framed fire surround with cast iron inset, and double doors lead out to the garden.

There are a good range of wall & base units in the kitchen with built in appliances, the spacious double bedroom has a wide bay window to front with plantation shutters, there is a stylish bathroom suite.

The rear garden is West facing and has two paved areas with the upper level having a pergola, large shed, space for barbecue and throughout the garden are a mature selection of shrubs and trees to include an Acer, Bay tree, & Rhododendrons.

The property is served by Tulse Hill railway station, and local bus routes traverse Tulse Hill giving easy access to Brixton centre, railway station & tube.

There is access to the vast expanse of Brockwell Park through an entrance in nearby Brockwell Gate.

Herne Hill centre offers a popular selection of restaurant & shopping amenities, and railway station (Victoria, Thameslink, Blackfriars).

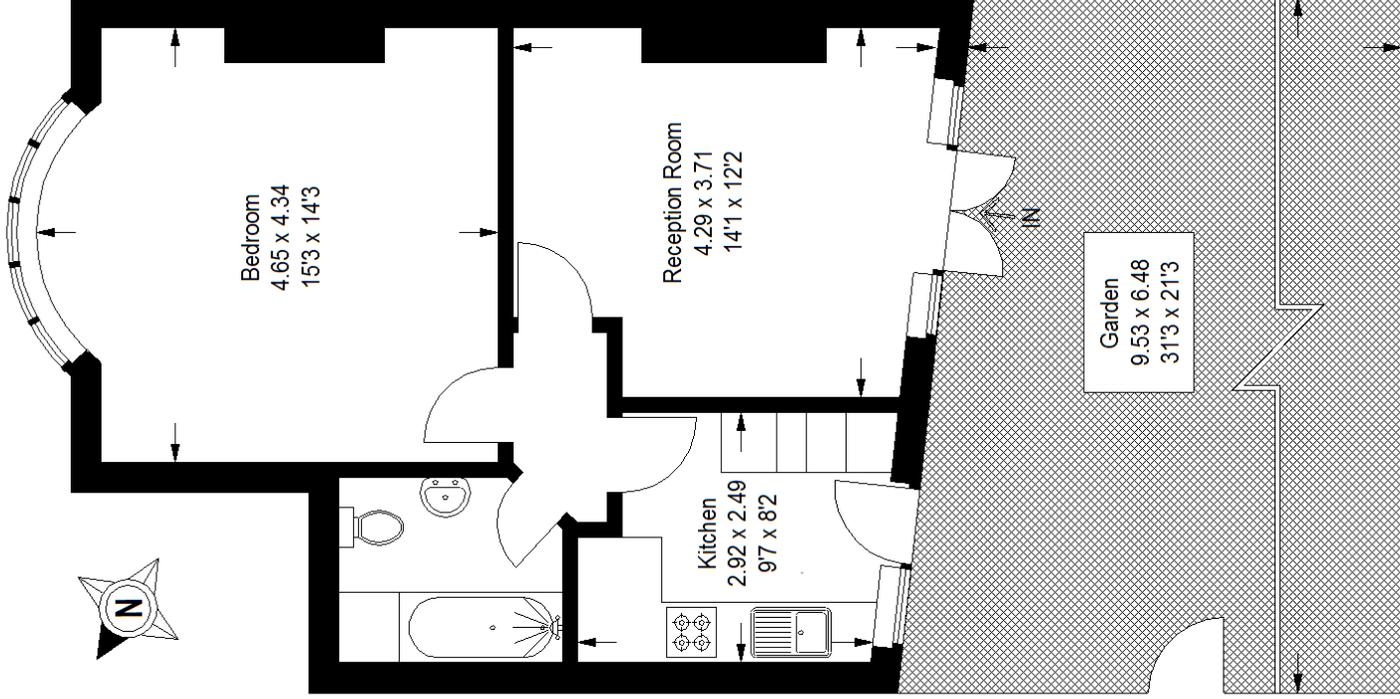
EPC: C | Council Tax Band: C | Lease remaining: 125 years | GR: £0 | SC: £0 | BI: 286.72 pa



Floorplan

Tulse Hill, SW2

Approximate Gross Internal Area
48.2 sq m / 519 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2022
 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.