



Christchurch Road SW2
£575,000

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In general

- Three double bedrooms
- Split level
- Private patio garden
- 980 sq ft of internal space
- Share of Freehold
- EPC rating - D

In detail

Exciting and spacious three double bedroom split-level apartment in this striking Victorian building with direct access to a private patio garden ideally located for Tulse Hill station.

Boasting almost 1,000 sq ft of internal space including a 18' x 13 ft separate reception on the upper ground floor and a charming 17 x 15 ft kitchen-diner on the lower ground floor, which opens out onto the patio area and then the large communal garden. There are three double bedrooms and a modern bathroom.

Christchurch Road is brilliantly located between the parks and green spaces of Streatham, Herne Hill and Dulwich and offers easy access into central London from Tulse Hill station (0.2 miles) with overground and Thameslink services as well as strong bus connections.



Floorplan

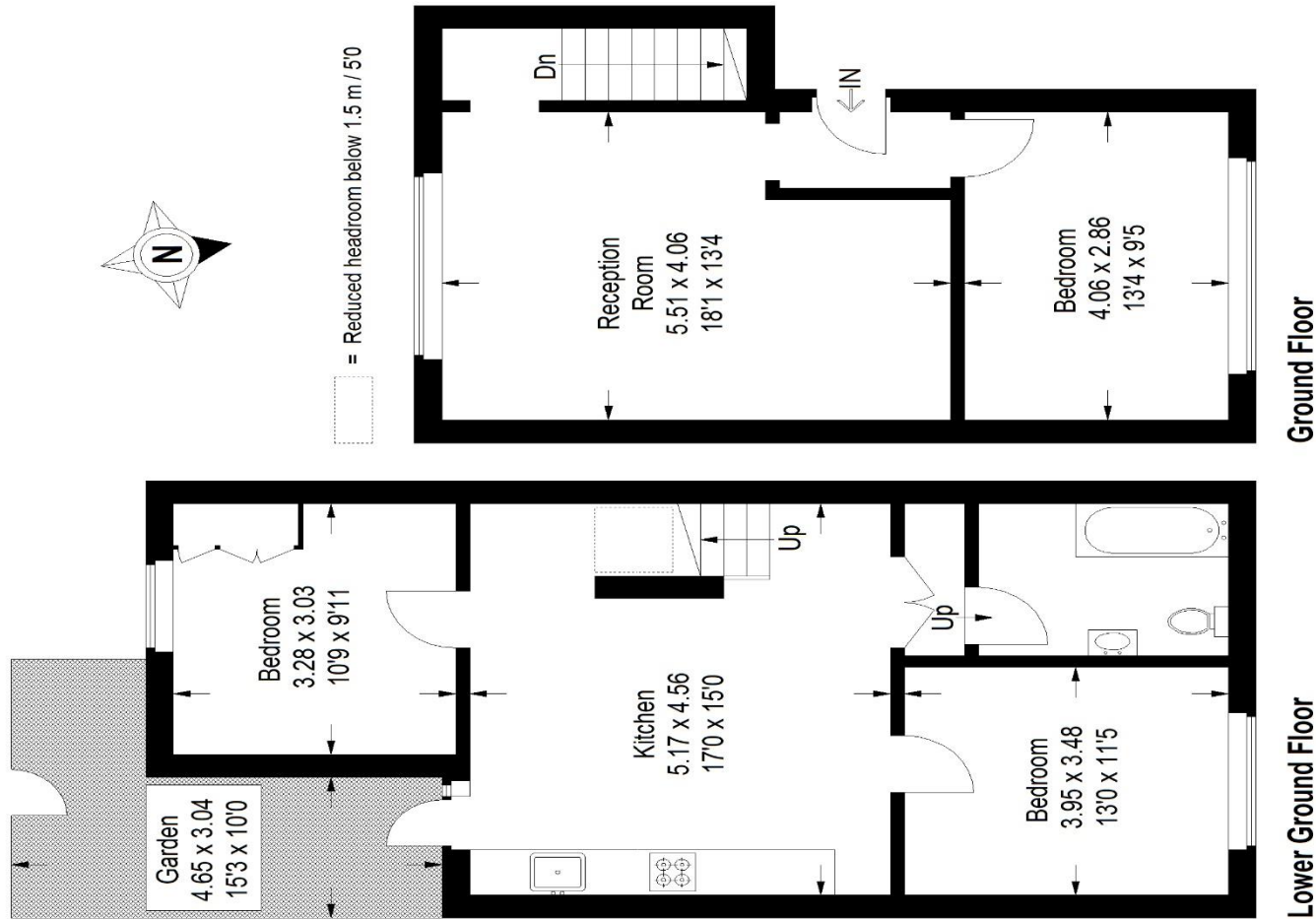
Christchurch Road, SW2

Approximate Gross Internal Area

Lower Ground Floor = 52.9 sq m / 569 sq ft

Ground Floor = 38.2 sq m / 411 sq ft

Total = 91.1 sq m / 980 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

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