



Christchurch Road, SW2  
OIEO: £300,000

0208 702 9888  
pedderproperty.com

pedder





# In general

- Victorian conversion
- Located on the first floor
- Large lounge
- Double bedroom
- Fitted kitchen
- Chain free
- Neutrally decorated throughout
- Fantastic transport link

# In detail

An exciting opportunity to acquire this one bedroom, Victorian conversion on the popular Christchurch Road, SW2.

Beautifully maintained by the current owners, the property is located on the first floor and comprises of the following: Large lounge, double bedrooms, separate fitted kitchen, modern bathroom. 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: C | Council Tax Band: C | Lease: 992 years remaining | SC: Nil | GR: Nil | Sinking Fund: £200 p.m. | Buildings Insurance: £285.50 p.a (£1,551 divided between 6 flats)



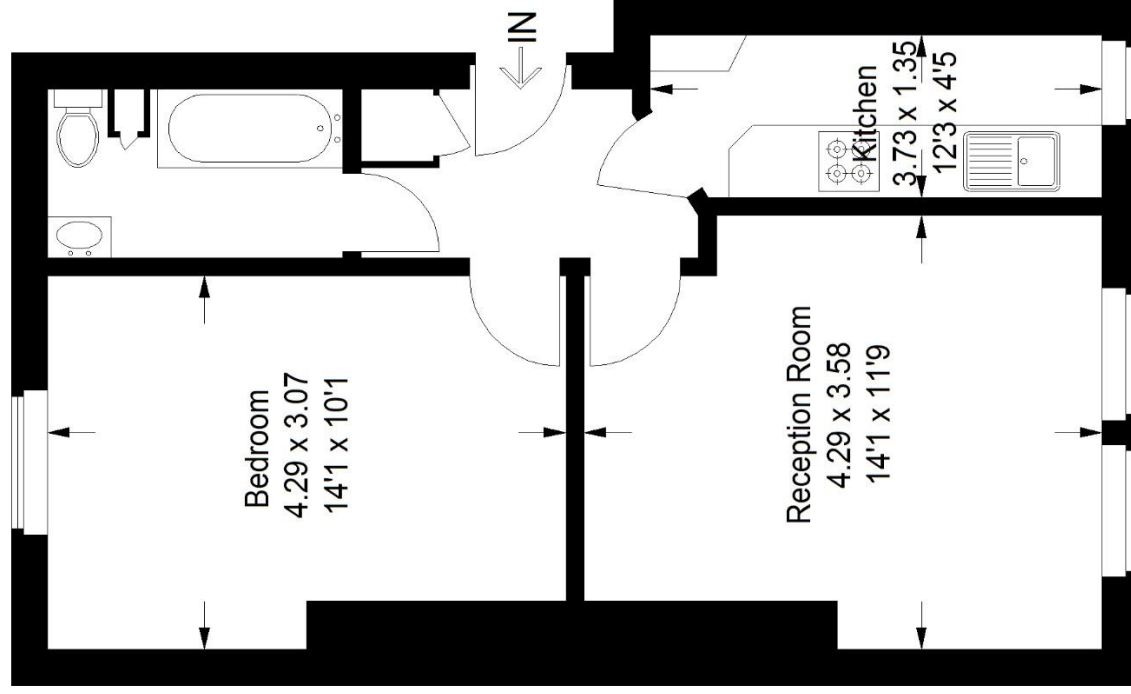


# Floorplan

## Christchurch Road, SW2

Approximate Gross Internal Area

42.6 sq m / 459 sq ft



### First Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2023  
 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	73 C	80 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.