



Christchurch Road, SW2  
Offers in excess £400,000

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# In general

- Victorian conversion
- Ground floor
- Large lounge
- Two bedrooms
- Separate kitchen
- Communal garden
- Off street parking
- Chain free
- Naturally 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: 91 years remaining | SC: £1,300 pa | GR: £200 pa | Buildings Insurance: covered in service charge

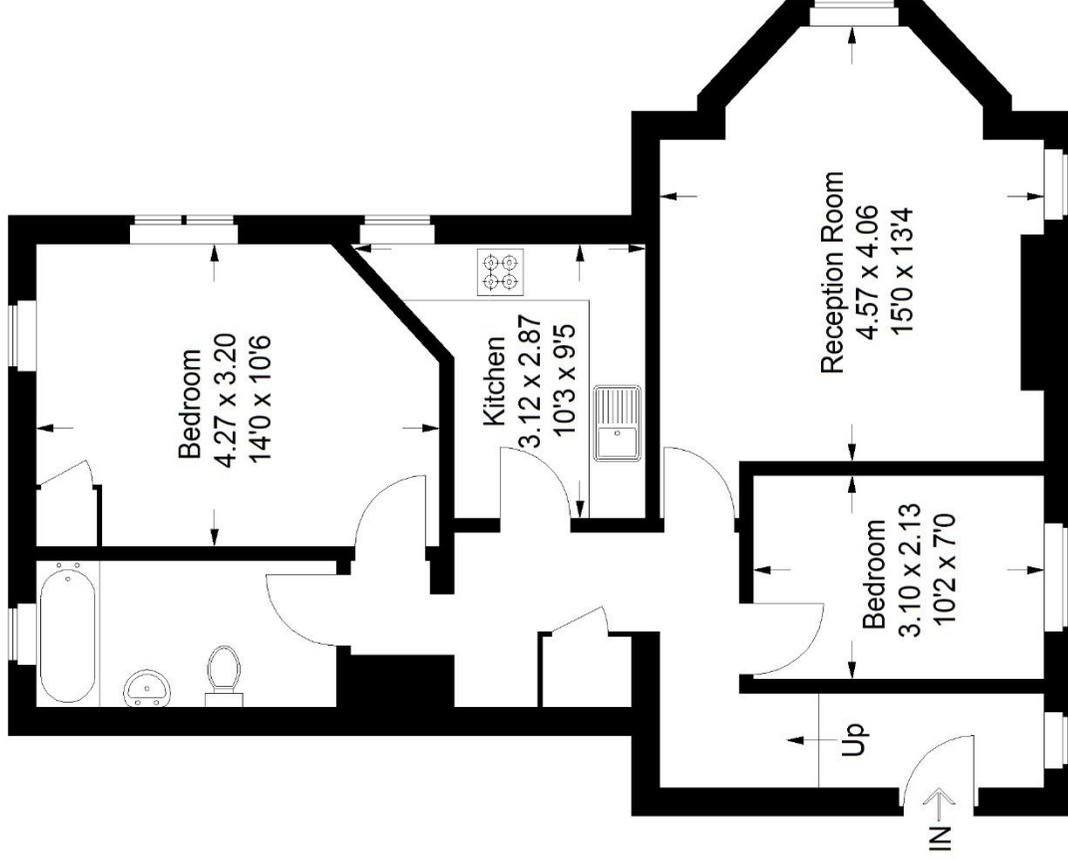


# Floorplan

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

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