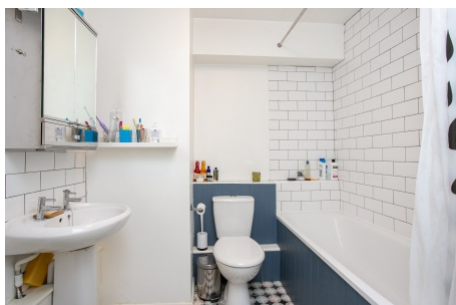


Christchurch Road, Tulse Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£375,000

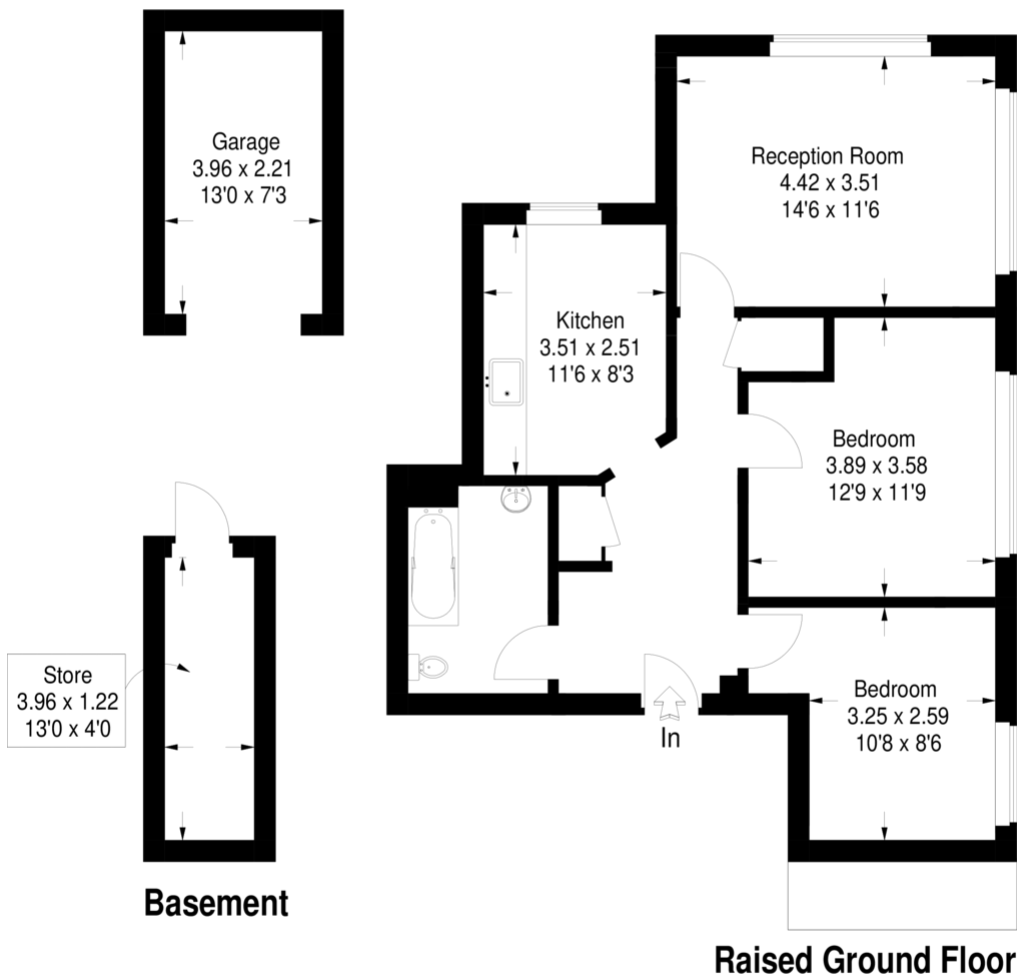
- Two bedroom flat
- Close to Tulse Hill station



A bright and spacious two bedroom raised ground floor flat in close proximity of Tulse Hill station. The flat benefits from a recently refurbished kitchen and bathroom, plus a garage and additional private storage room within a communal space under the building. It also comes with a share in the freehold.

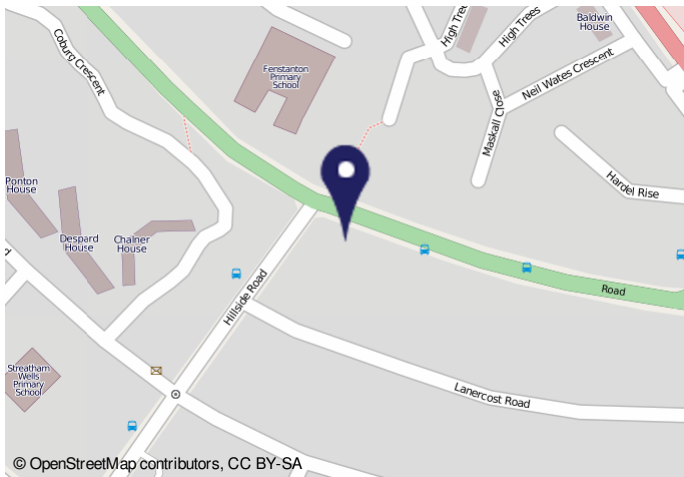
Christchurch Road

Approximate Gross Internal Area
 Basement = 5 sq m / 54 sq ft
 Raised Ground Floor = 66 sq m / 710 sq ft
 Garage = 9 sq m / 97 sq ft
 Total = 80 sq m / 861 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID95930)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	276 kWh per year	180 kWh per year
Carbon dioxide emissions	3.4 tonnes per year	2.3 tonnes per year
Lighting	£88 per year	£37 per year
Heating	£361 per year	£292 per year
Hot water	£112 per year	£102 per year

You could save up to £268 per year

Important Notice
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.