

## Christchurch Road, Brixton Hill SW2

Tenure: Share of Freehold Borough: Lambeth

**£325,000**

- Two double bedroom flat
- Private gated mansion block development



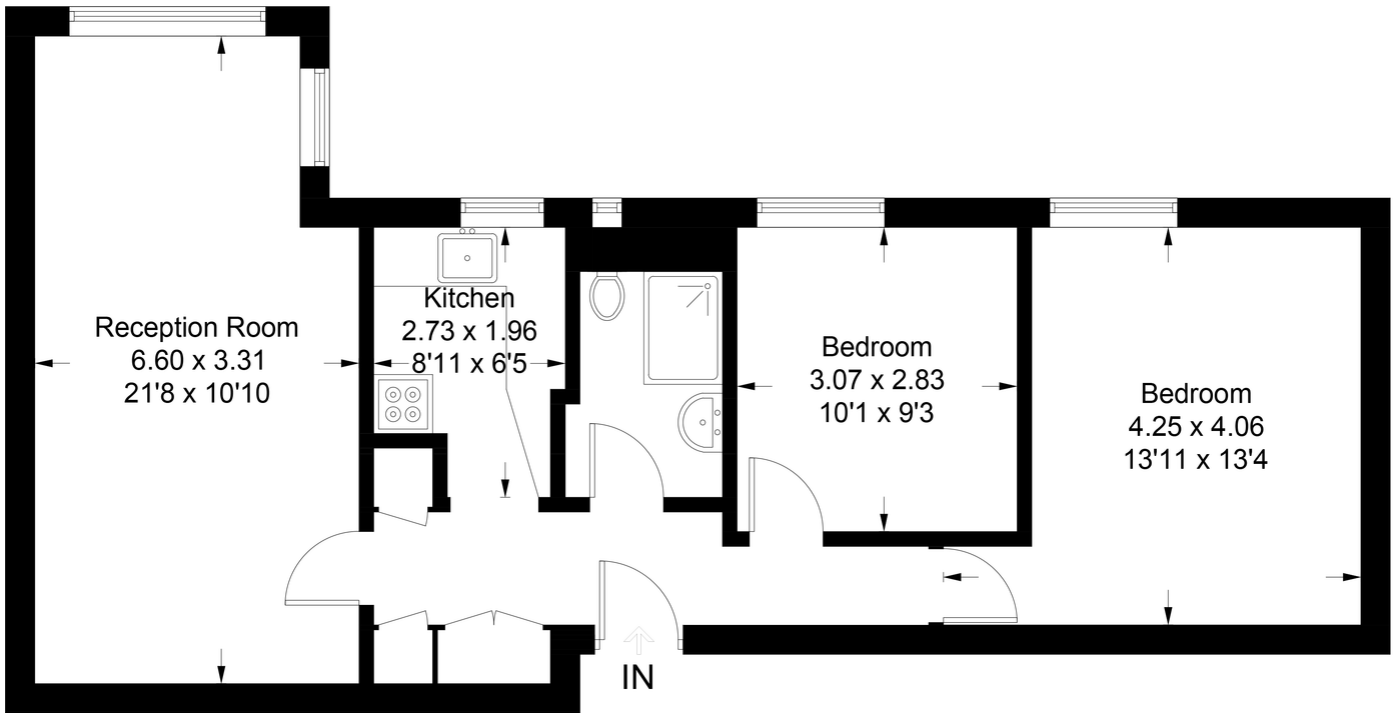
The property comprises of bright reception room, separate kitchen, bathroom and two good sized double bedrooms. The development benefits from attractive communal gardens, on site caretaker and features video entryphone system, plus communal and central heating system (the cost of the heating & hot water are included in the service charge). Christchurch House is well located for access to Streatham Hill, Brixton and Clapham with excellent transport and amenities all around.

Tenure: Share of Freehold

Lease length: 953 years remaining (under-lying lease)

# Christchurch Road

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID871331)



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1306202, 847 Energy performance certificate (EPC) - Floor energy certificate - 100/100

Energy performance certificate (EPC)	
Full 20 (Christmas House) 2020-2021 1970-2021	Valid until: 7 April 2025 Certificate number: 4724-8882-724-2024-0214
Property type	Ground-floor flat
Total floor area	60 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more about the conditions on the exemptions and exemptions rules](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/626424/energy-efficiency-ratings-exemptions.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626424/energy-efficiency-ratings-exemptions.pdf)).

**Energy efficiency rating for this property**

The property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
100	A		
92	B		
84	C		
76	D	40.1	48.8
68	E		
60	F		
52	G		

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/626424/energy-efficiency-ratings-exemptions.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626424/energy-efficiency-ratings-exemptions.pdf)

**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.