

Palace Road, Tulse Hill SW2

Tenure: Leasehold Borough: Lambeth

£375,000

- Three double bedrooms
- Split-level



An excellent three bedroom flat arranged over the top two floors of this small purpose-built block. The flat also has separate kitchen, large reception and balcony overlooking communal grounds. It has no onward chain and is very close to Tulse Hill and Streatham Hill stations.

Tenure: Leasehold

Lease length: 85 years remaining

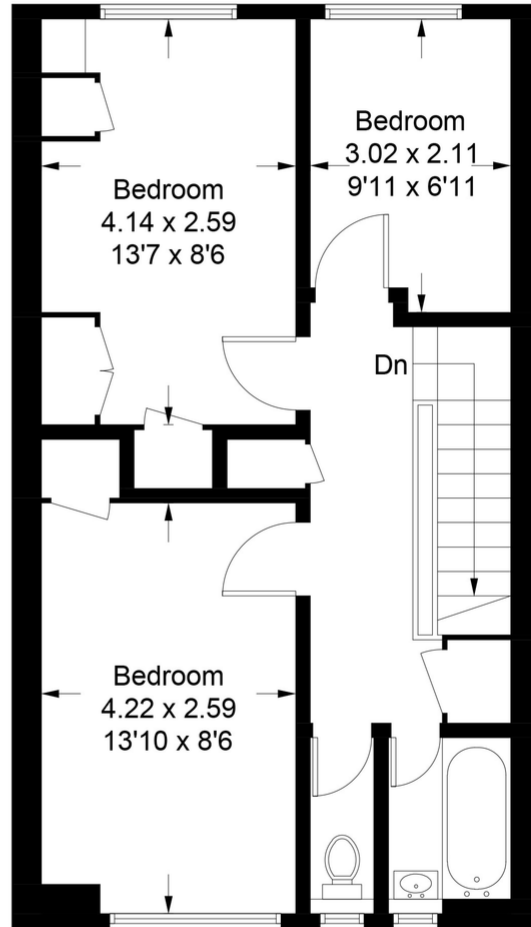
Annual ground rent: £10

Redhill Court

Approximate Gross Internal Area Total = 80.5 sq m / 867 sq ft

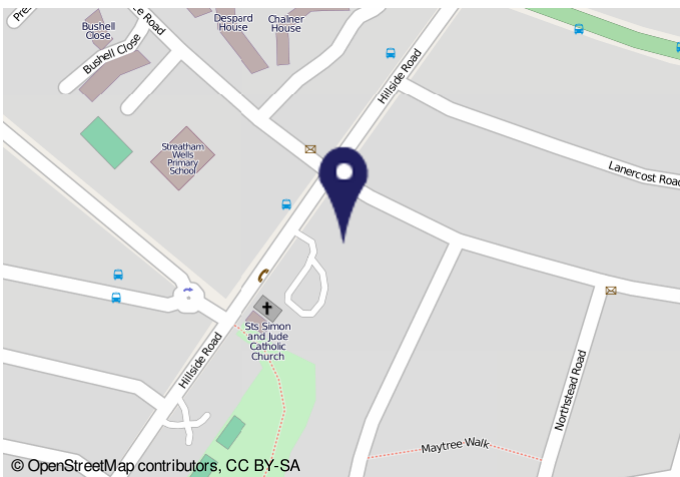


Ground Floor
Sq ft 395



First Floor
Sq ft 472

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID885926)



11082023_0840 Energy performance certificate (EPC) - Final energy certificate - 000008

Energy performance certificate (EPC)		Energy rating	Valid until
Final 21 Redhill Court	Final 21 Redhill Court	D	11 April 2033
Transaction ID	Transaction ID	Certificate number	4911-4538-0156-7001-0011

Property type: Mid-floor flat
Total floor area: 80 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 additional information on the exemptions and exemptions rules <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

Energy efficiency rating for this property
The property's current energy rating is D, it has the potential to be D.
Date that to improve this property's energy efficiency

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.

Score: Energy rating: Current: Potential: 60 (D) 60 (D)

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.