

Christchurch Road, Brixton Hill SW2

Tenure: Leasehold Borough: Lambeth

£290,000

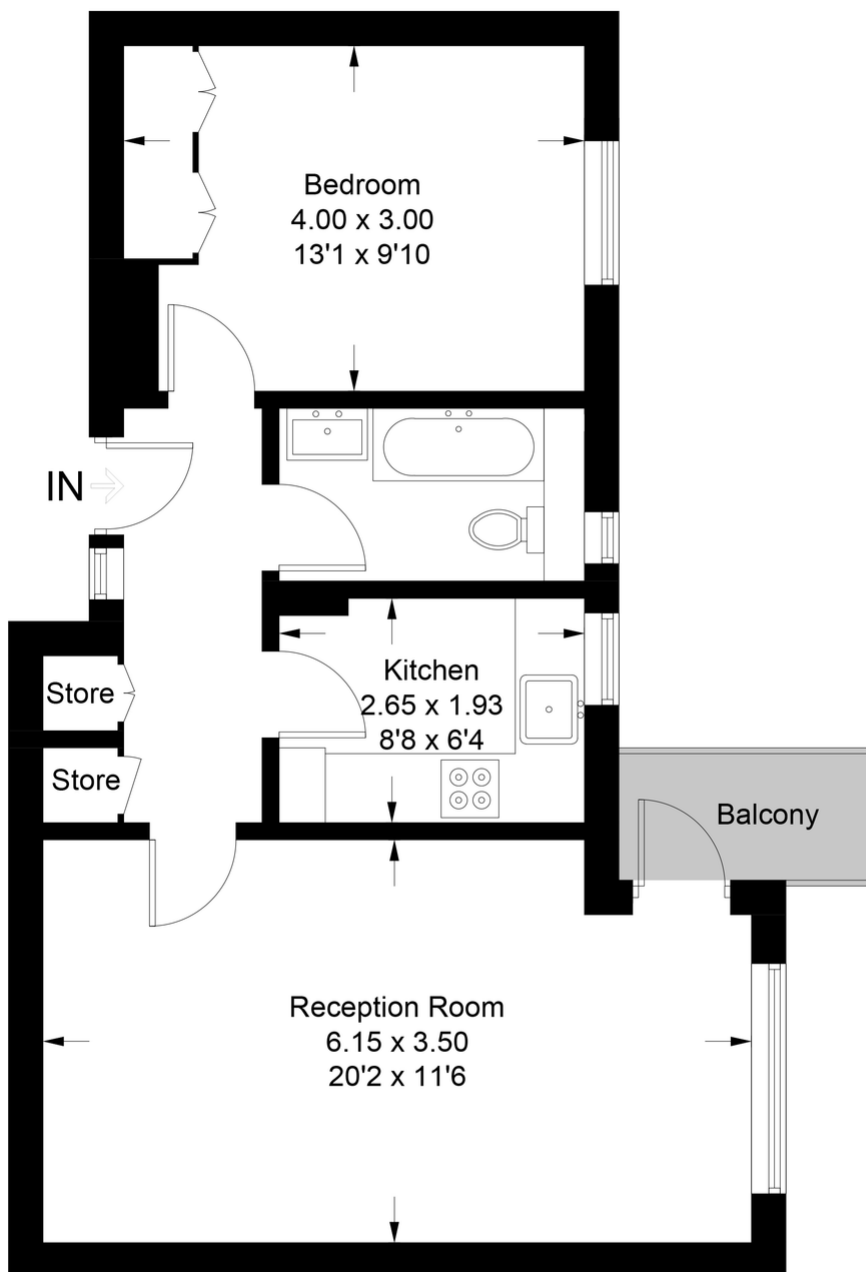
- 1930s mansion block
- 20ft reception room with private balcony



A charming one-bedroom apartment located on the third floor of this gated, well-maintained block only a stones throw away from a plethora of shops, bars and cafes. Streatham Hill station is less than a 10 minute walk from the flat and it has direct links to London Bridge & London Victoria. This 1930's flat boasts parquet flooring as well as original doors throughout that are still in beautiful condition. The bedroom has deep built-in wardrobes offering lots of storage and the property also has a balcony that overlooks the grounds just off of the spacious and bright dining/reception room. This development benefits from attractive communal gardens, an on site caretaker and features video entryphone system, plus a communal and central heating system (the cost of the heating & hot water are included in the annual service charges).

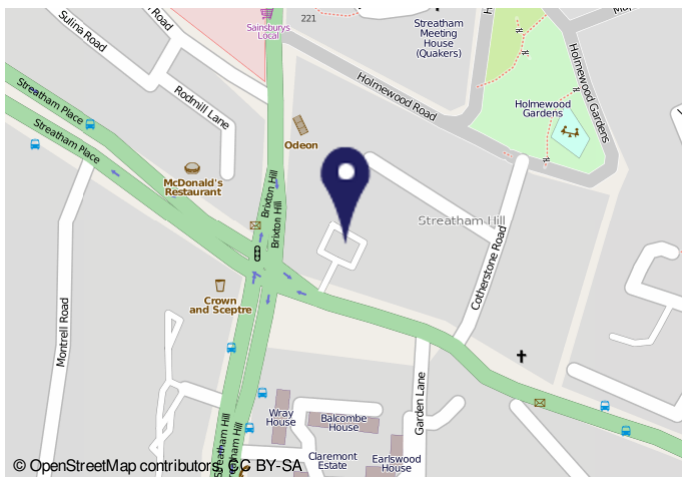
Christchurch House

Approximate Gross Internal Area = 49.5 sq m / 533 sq ft



Third 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. (ID926247)



Energy performance certificate (EPC)

Full 10 Christchurch House Dorchester Road DT1 1JL	Energy rating	10 June 2023
	D	Certificate number: 6691-1136-1140-8321-8996

Property type: Mid-floor flat
Total floor area: 45 square metres

Rules on letting this property

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

[You can read guidance for landlords on the regulations and exemptions](#)

[How to apply for a free energy assessment or a free energy assessment](#)

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.