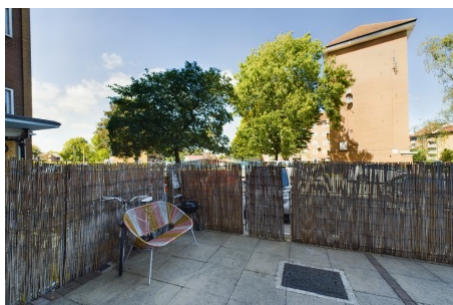


## Morrison House, Tulse Hill SW2

Tenure: Leasehold Borough: Lambeth

**£340,000**

- Two double bedroom with private garden
- Own front door

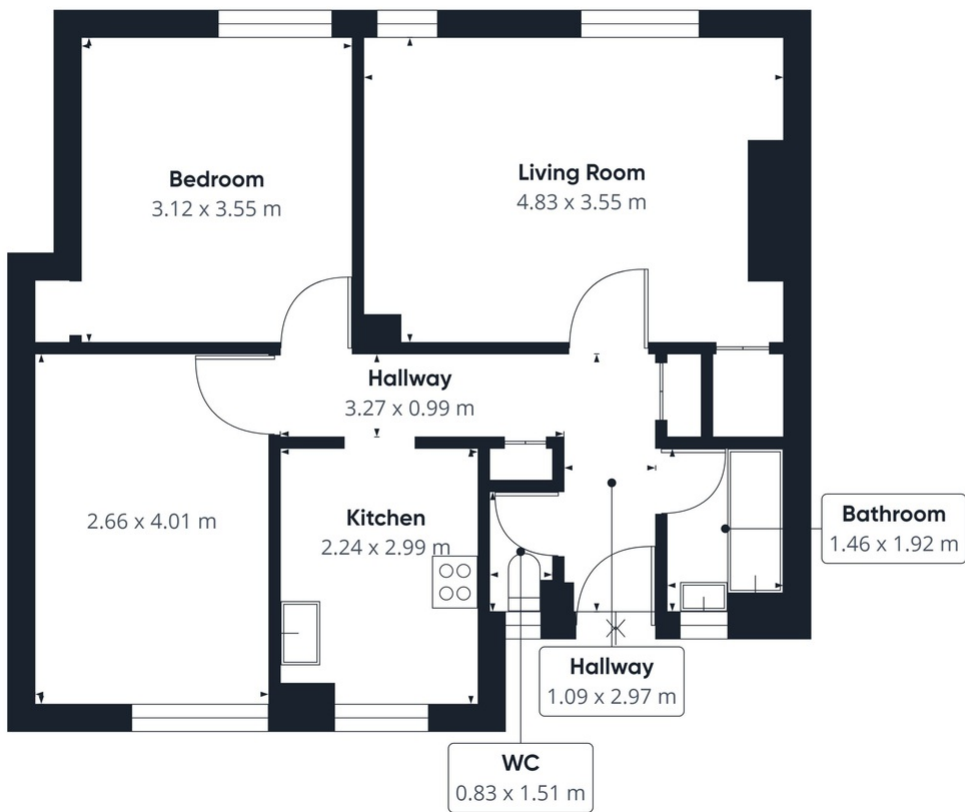


A great two double bedroom apartment on the ground floor with its own front door and private patio garden. The property is a short walk from Tulse Hill station and on the bus route into Brixton, if you prefer the tube. The amenities of Tulse Hill and Brixton Hill, plus the open spaces and lido at Brockwell Park are also close by.

Tenure: Leasehold

Lease length: 125 years from 2nd June 2003

Annual ground rent: £109

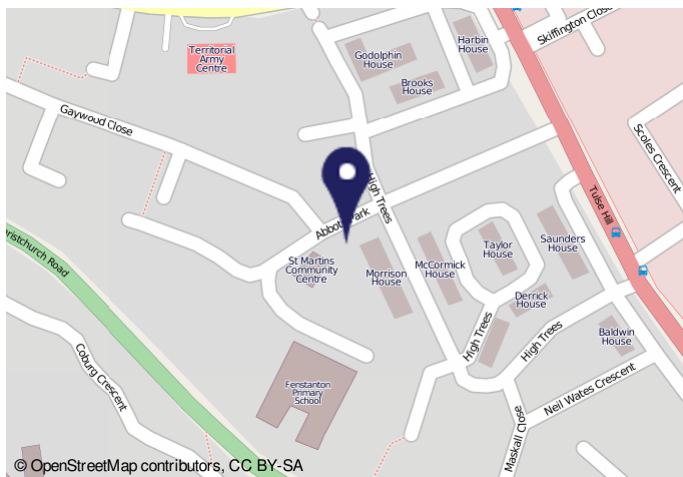


Approximate total area<sup>(1)</sup>  
59.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

**This certificate is not valid. A new certificate has replaced this one.**

See the new certificate by visiting [www.gov.uk/find-energy-certificate](https://www.gov.uk/find-energy-certificate)

Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC): [dluhc.digital.services@levellingup.gov.uk](mailto:dluhc.digital.services@levellingup.gov.uk) Telephone: 0300 3003 0148

Property type	Energy rating	Valid until
For an existing house	<b>D</b>	26 July 2024

Certificate number: 1050-1071-1283-2004-2004

Property type: Ground-floor flat

Total floor area: 67 square metres

**Rules on letting this property**

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

You can find guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-efficiency-standards-for-landlords>

<https://www.gov.uk/guidance/energy-efficiency-standards-for-landlords>

https://find-energy-certificate.service.gov.uk/energy-certificates/1050-1071-1283-2004-2004/energy-certificate

**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.