



CHRISTCHURCH HOUSE, LONDON, SW2
£395,000 SHARE OF FREEHOLD

A SMART AND SPACIOUS TWO DOUBLE BEDROOM APARTMENT ON BRIXTON HILL

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DESCRIPTION:

Available exclusively through Winkworth we are delighted to offer this stylish third floor apartment (with lift). The property offers excellent natural light with bright and spacious accommodation that includes a large 20ft reception room with wooden herringbone laid parquet floors and access to a private balcony overlooking the courtyard gardens. There is an entrance hallway with built-in storage, a practical modern fitted kitchen, a smart bathroom with shower over the bath, WC and wash hand basin and two good-size double bedrooms with wooden flooring. The property further benefits from double-glazing and a communal heating and hot water system that is included in the service charge.

Christchurch House dates from the 1930's and has an "Art Deco" design heritage from the period. The communal parts are smart and well-maintained with modern lifts and there is secure resident's gated access from the street with fob entry and an attractive central courtyard garden. There is also the added practicality of a porter/caretaker on site. Conveniently located for access to central London from Brixton, Tulse Hill or Streatham Hill.





Christchurch Road, London, SW2

Approximate Gross Internal Area = 661 sq ft / 61.4 sq m

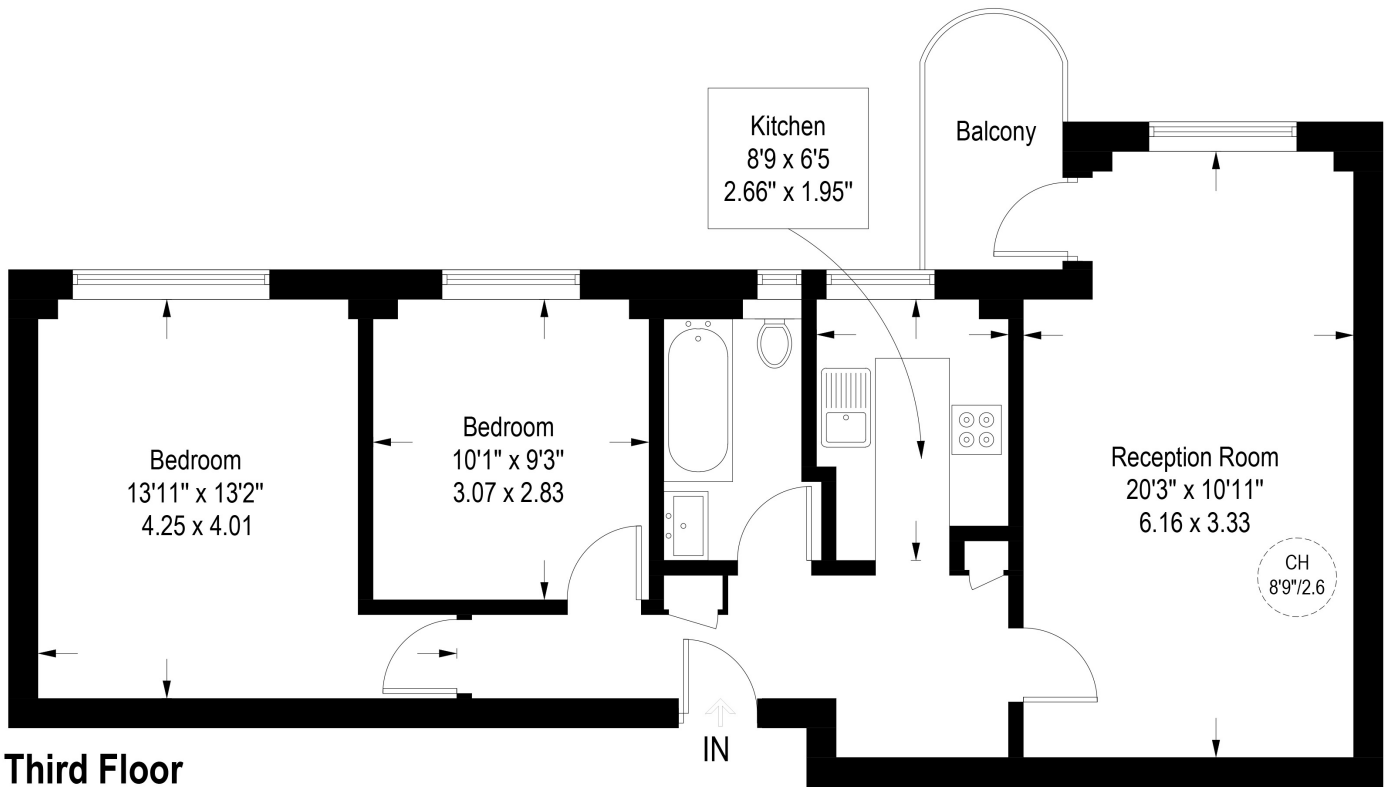


Illustration for identification purposes only, measurements are approximate, not to scale. (ID983500)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 950 year and 2 months

Service Charge: £4280 per annum

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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