



HOLDSWORTH HOUSE, LONDON, SW2
£380,000 LEASEHOLD

**A BRIGHT AND SPACIOUS FIRST FLOOR FLAT
CONVENIENTLY LOCATED NEAR THE
VIBRANT AMENITIES OF BRIXTON AND THE
GREEN SPACES OF BROCKWELL PARK**

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DESCRIPTION:

This delightful first-floor flat in Holdsworth House offers a blend of comfort and convenience in the heart of Tulse Hill. The property is within easy reach of Brixton's bustling shops, bars, and restaurants, as well as the tranquil open spaces of the famous Brockwell Park. The flat is part of an ex-local authority purpose-built block and boasts access to communal gardens, providing a pleasant outdoor space. Ideal for both first-time buyers and investors, this property offers a practical layout with three well-proportioned bedrooms, a bright reception room, a modern kitchen, and a family bathroom. The location ensures excellent transport links and proximity to local amenities.

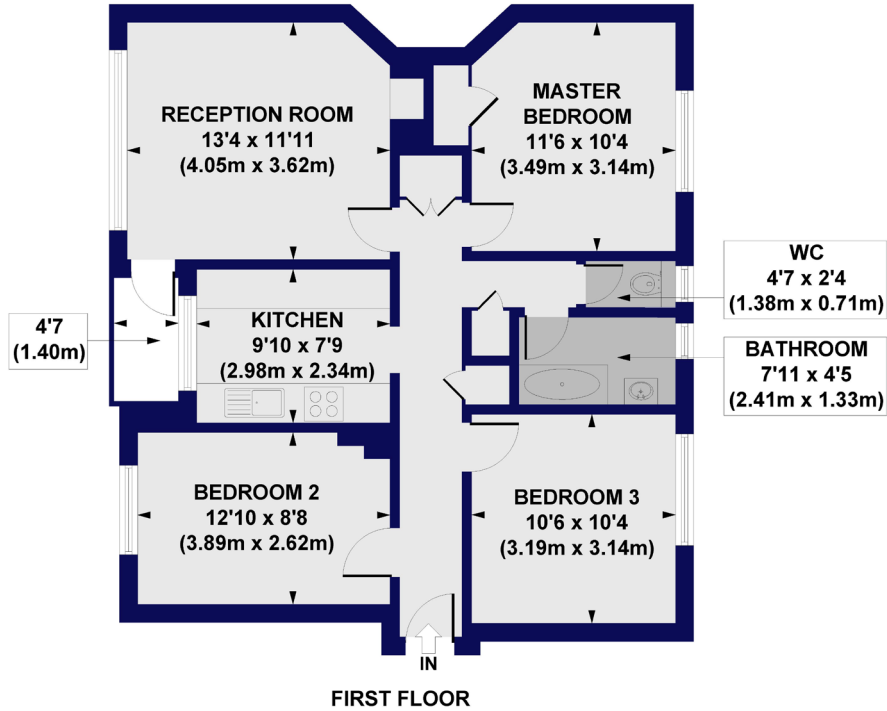
AT A GLANCE

- First-floor flat in a purpose-built block
- Three spacious bedrooms
- Bright reception room
- Modern kitchen and bathroom
- Access to communal gardens
- Convenient location near Brixton and Brockwell Park





Holdsworth House, SW2
Approx. Gross Internal Floor Area 776 sq. ft / 72.11 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80
EU Directive 2002/91/EC			

Tenure: Leasehold

Term: 83 year and 10 months

Service Charge: £1800 per annum

Ground Rent: £10 Annually (subject to increase)

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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