



Tulse Hill, SW2

Offers IEO: £350,000 *Leasehold*



KEY FEATURES

- Bright corner position
- Two bedroom apartment
- Sunny balcony with views
- Separate kitchen
- Original pine floorboards
- Fireplace feature
- Communal gardens and greenhouse
- Cycle storage and parking

Set within Birch House in Tulse Hill, this bright and well laid out two bedroom flat enjoys a wonderfully quiet position at the end of the row, with excellent natural light and a sunny balcony with leafy, tree lined views. You enter into a central hallway with a practical flow through the home. The reception room is a generous space for both relaxing and dining, finished with original pine floors and a characterful fireplace that gives the room a warm focal point. The kitchen sits separately and is neatly arranged for day to day cooking, with good storage and worktop space. There are two bedrooms, both well proportioned and flexible depending on how you live, ideal for sharers, a small family, or anyone wanting a dedicated home office. The bathroom and separate WC are positioned off the hallway, a useful feature for everyday living and visiting guests. A real highlight is the balcony, which catches the sun and looks out over greenery, offering a calm spot for morning coffee or evening downtime. Residents also benefit from access to community gardens and a greenhouse, along with communal cycle storage. Residents parking is available in the communal forecourt, subject to separate negotiation with block management or the council. Birch House is well placed for the best of Tulse Hill, with Brixton and Herne Hill both within easy reach. Brixton is walkable for the Victoria line, nightlife and Brixton Village, while Herne Hill is also close by for its station, independent cafés and the weekend market. Brockwell Park sits between the two areas and is easily accessible, offering wide green space, the lido and a great local atmosphere year round. Locally, there is a strong mix of places to eat and drink including Maya's Bakehouse, Effra Social and Hootananny, giving the neighbourhood a lively but community minded feel.

Herne Hill

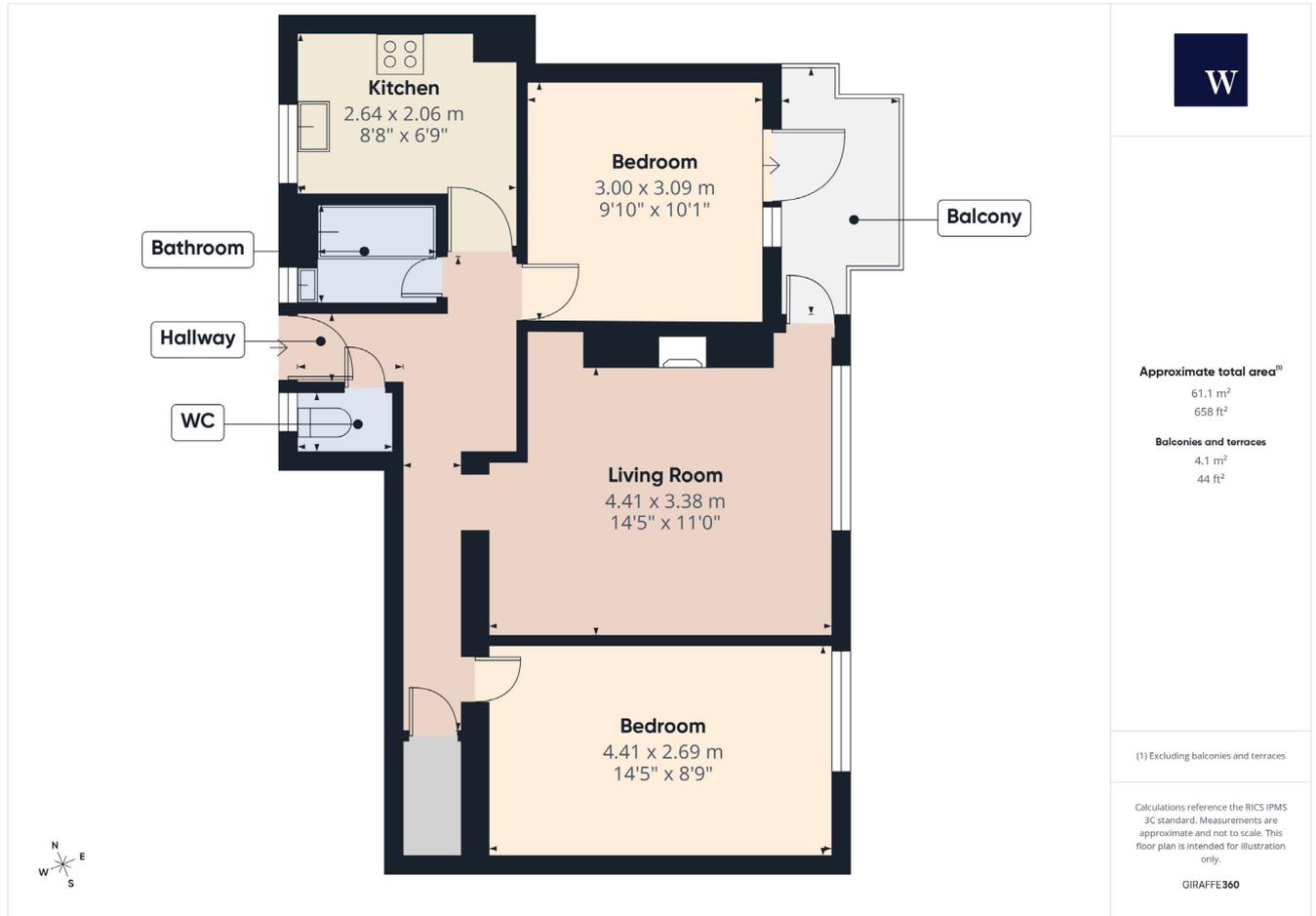
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MATERIAL INFO

Tenure: Leasehold

Term: 105 year and 5 months

Service Charge: £1996 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: B

EPC rating: To be confirmed

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