



CARISBROOKE HOUSE, LONDON, SW2
£1,550 PER MONTH UNFURNISHED

A LARGE SPLIT LEVEL ONE BEDROOM
APARTMENT SET WITHIN A GRADE II LISTED
BUILDING WITH A LARGE COMMUNAL
GARDEN

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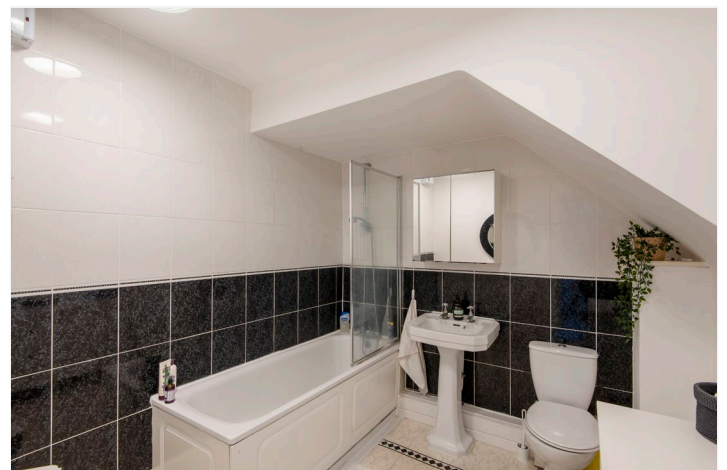


DESCRIPTION:

The property has a beautiful, grand entrance hallway leading to the apartment and the accommodation briefly comprises of a large, open plan kitchen/reception with high ceilings. The fitted kitchen has a gas hob, an electric oven, an under-counter fridge and a washing machine. A large door from the reception area gives access to a balcony, perfect for summer entertaining. There is an ornate spiral staircase leading down from the reception room to the large double bedroom which has hanging storage and shelves. There is a large, en suite bathroom with a shower over the bath, a hand wash basin and a WC. There is also the added benefit of a study corner behind the spiral staircase. The property has been freshly re-decorated and is carpeted throughout. The communal garden can be accessed from the communal hallway and from the balcony. Offered unfurnished and available from 06th July 2023, this property would be ideal for a single professional or a couple.

AT A GLANCE

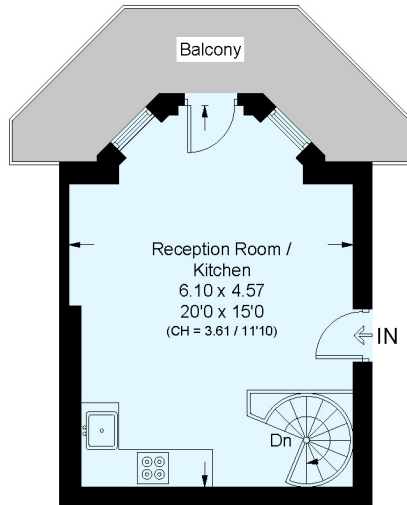
- Grade II listed Georgian detached house
- Large communal garden
- One double bedroom
- Split level (Lower/Raised Ground Floor)
- Open plan kitchen reception
- En-suite bathroom
- Storage
- Unfurnished
- Available 06th July 2023





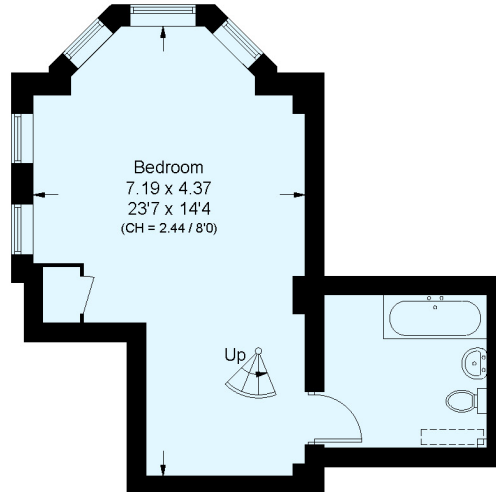
Upper Tulse Hill, SW2

Approximate Floor Area = 57.5 sq m / 619 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Raised Ground Floor
24.6 sq m / 265 sq ft

= Reduced head height below 1.5m



Lower Ground Floor
32.9 sq m / 354 sq ft

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. (ID865906)

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-)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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