

UPPER TULSE HILL, SW2  
£1,650 PER MONTH UNFURNISHED

A SPLENDID TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH COMMUNAL GARDEN SET OFF BRIXTON HILL

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## DESCRIPTION:

A two double bedroom first floor flat set within a grandiose Grade II Listed Georgian detached house with a large communal garden. Ideally located off Brixton Hill and close to the lovely Brockwell Park, with good transport links into London from Tulse Hill station. There is a beautiful, grand entrance hallway leading to the first-floor apartment. The flat has a bright, semi-open plan kitchen reception with a marble surround fireplace. The kitchen area has a gas hob, an electric oven, a fridge and a washer dryer. There is a bathroom with a shower over the bath and two double bedrooms. The property benefits from a large communal garden. The flat is unfurnished and available from the 07th of November 2022.

## AT A GLANCE

- First floor period conversion
- Two double bedrooms
- Semi open plan kitchen reception
- Bathroom
- Large hallway
- Communal garden
- Unfurnished
- Available 07<sup>th</sup> November 2022

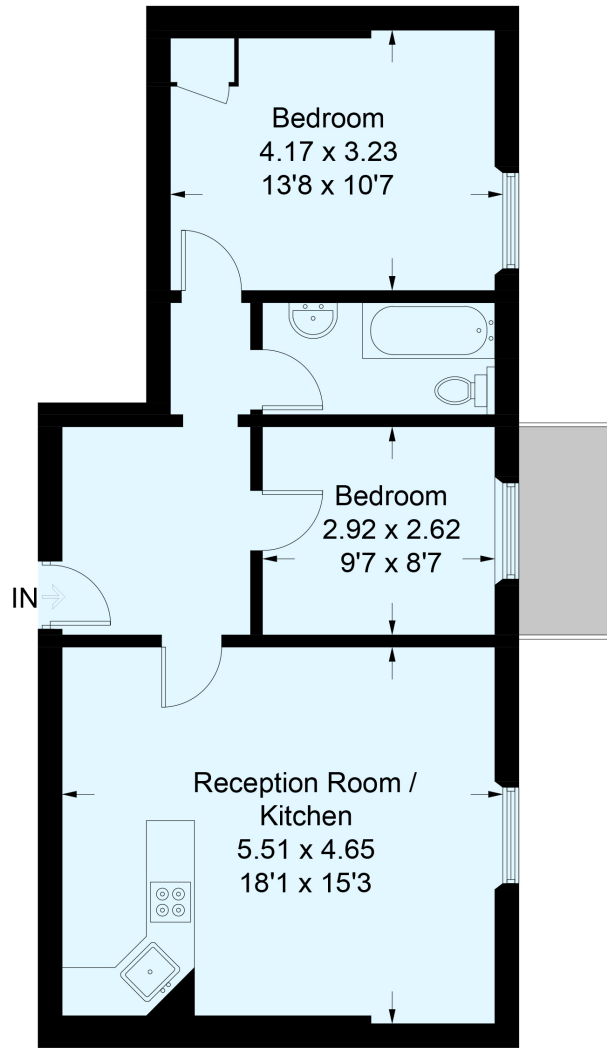






# Carisbrooke House, SW2

Approximate Gross Internal Area  
60.7 sq m / 653 sq ft



## First Floor

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. (ID289098)

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	79	81
(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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