



CHRISTCHURCH ROAD, SW2
£1,700 PER MONTH UNFURNISHED

A BRIGHT GROUND FLOOR NEW BUILD ONE BEDROOM APARTMENT WITH PATIO GARDENS

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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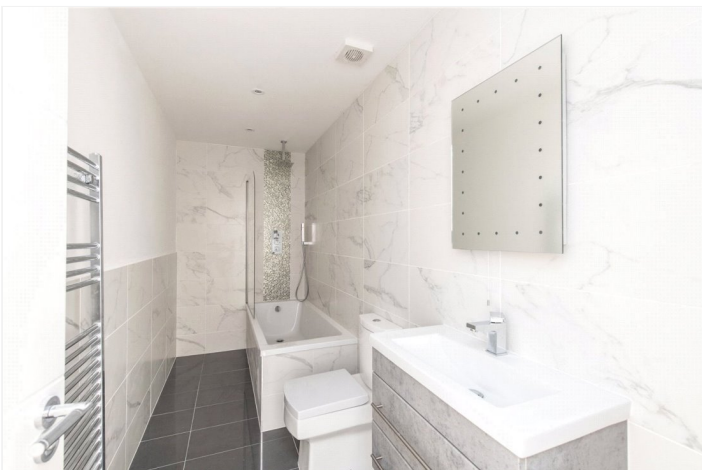


DESCRIPTION:

The property has been built adjacent to an attractive Victorian property and offers well-presented modern living space with the added benefit of a private terraced garden to the rear and a small patio to the front. The entrance hall which has a useful understairs storage closet leads to the double bedroom at the front which has engineered oak flooring and a textured 'feature' wall with built-in bedside wall-mounted lighting, a glazed door to the small patio and a further window to the front. The smart white and grey bathroom is in the middle of the apartment and has a bath with a shower over, a WC, a wash hand basin and a heated towel rail. The large open-plan living area extends approximately 20 ft and is flooded with natural light. There are engineered wooden floors and large glazed French doors as well as another window to the rear that overlook the terraced garden. The white and grey fitted kitchen units have an inset sink with herringbone laid tiled splash backs and good quality integrated appliances. The apartment is set back from Christchurch Road and is close to Streatham Hill, Clapham, Brixton and Tulse Hill. Available now on an unfurnished basis.

AT A GLANCE

- New Build Apartment
- Ground Floor
- Double Bedroom
- Modern Bathroom
- Open-Plan Living
- Fitted Kitchen
- Front & Rear Patio Gardens
- Available Now
- Unfurnished




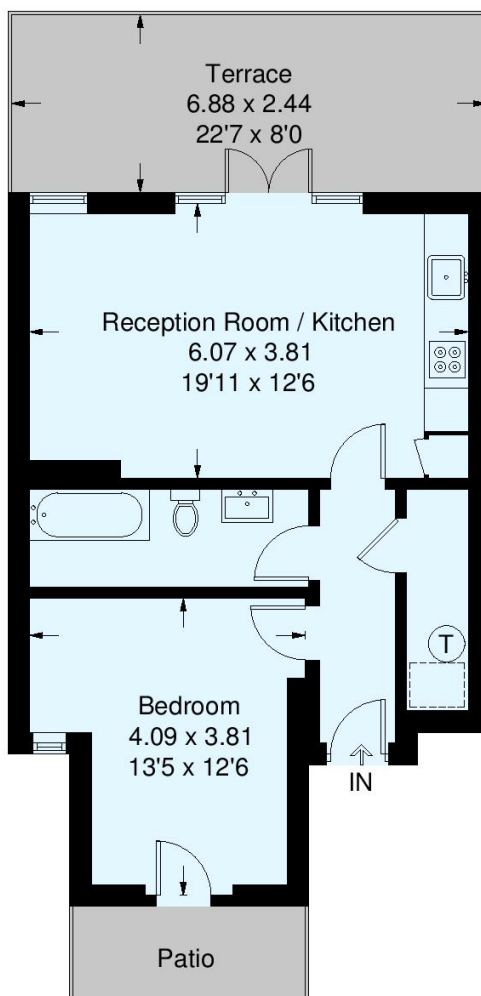


Christchurch Road, SW2

Approximate Gross Internal Area
49.5 sq m / 533 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground 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. (ID549713)

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		
(48-54)	E	45	45
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Deposit: 5 weeks rent

Holding Deposit: 1 weeks rent

Council Tax Band: C

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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