



Tulse Hill, SW2

Offers IEO: £280,000 *Share of Freehold*



KEY FEATURES

- Grade II listed building
- Ground floor apartment
- Large reception diner
- Semi open kitchen
- One double bedroom
- Modern bathroom
- Communal garden
- Off street parking

Set within an elegant Grade II listed detached building, this well-presented ground floor apartment is a brilliant opportunity for a first time buyer or investor, with the added benefits of off street parking and well-kept communal gardens.

The flat is accessed via its own private front door, opening into a generous reception and dining room with wood flooring and plenty of space for both lounging and entertaining. Just off the main room sits a smart, semi open plan modern kitchen, neatly arranged to keep the space feeling sociable while still well defined. A useful hallway cupboard provides additional storage. To the rear, the bedroom is a comfortable double and features two fitted wardrobes, while the bathroom is modern and well finished. The apartment is in excellent decorative order throughout, ready to move straight into.

Tulse Hill is well placed for everyday amenities and strong transport connections, with Tulse Hill station nearby for quick links into central London, plus a wide choice of cafés, shops and supermarkets close at hand.

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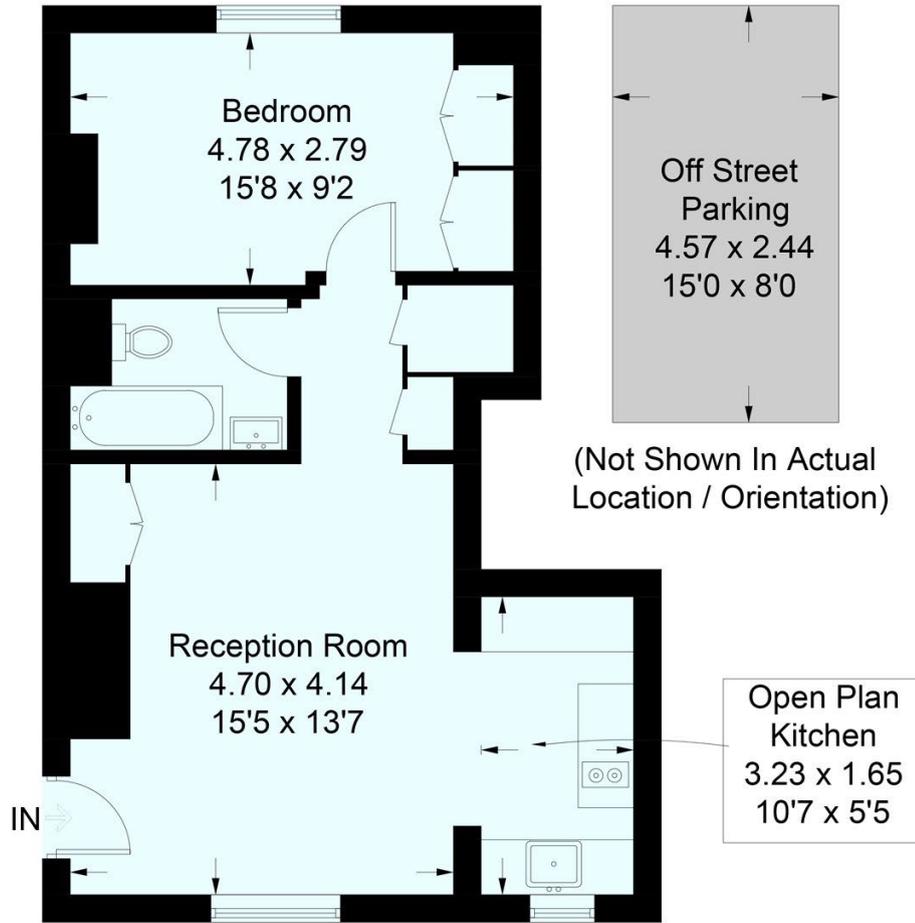
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Approximate Gross Internal Area
47.9 sq m / 515 sq ft



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. (ID437651)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(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	

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £1508 per annum
Council Tax Band: C
EPC rating: C

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