



Christchurch Road, SW2

Guide Price: £350,000 *Share of Freehold*

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KEY FEATURES

- Lower ground floor Victorian conversion
- Two well-proportioned double bedrooms
- Private rear patio garden and additional front patio
- Access to a large shared lawned communal garden
- Bright 20 ft open-plan living and dining space
- Contemporary kitchen with herringbone tiling
- Central white and grey bathroom suite
- Excellent access to Streatham Hill, Brixton, and Clapham

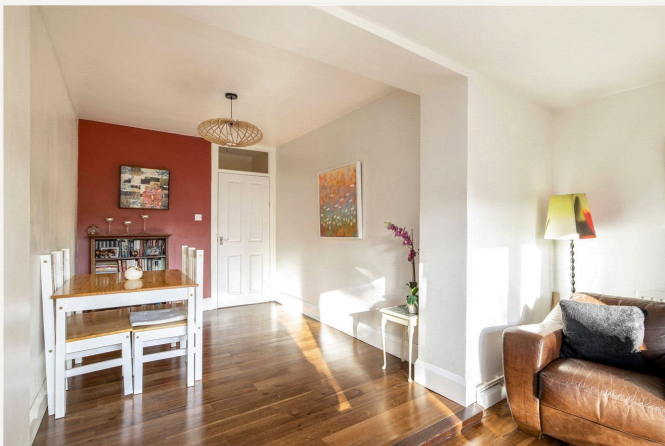
Set within an attractive Victorian detached house, this well presented two double bedroom lower ground floor apartment offers bright, modern living space set back from the road, complemented by a private rear patio garden and access to a large communal lawn. The entrance hall, which includes a useful understairs storage closet, leads directly to the primary double bedroom positioned quietly at the back of the property. This stylish room features engineered oak flooring, and a glazed door opening onto a small private patio. Moving through the apartment, the smart white and grey bathroom is centrally located and comes fitted with a bath and overhead shower, a wash hand basin, a WC, and a heated towel rail. The second double bedroom sits toward the front of the layout, complete with its own front facing window. At the back of the home, the large open plan living area extends approximately 20 ft and is flooded with natural light. This impressive entertaining space features engineered wooden floors, a rear facing window, and large glazed French doors that open directly onto the private terraced patio garden. Seamlessly integrated into the living space, the white and grey fitted kitchen is equipped with good quality integrated appliances, an inset sink, and tiled splashbacks. The property is peacefully set back from Christchurch Road, providing a quiet residential setting while remaining exceptionally well connected. The vibrant local amenities, independent cafes, restaurants, and transport links of Streatham Hill, Clapham, Brixton, and Tulse Hill are all close by, offering an outstanding South London lifestyle right on the doorstep.

Herne Hill

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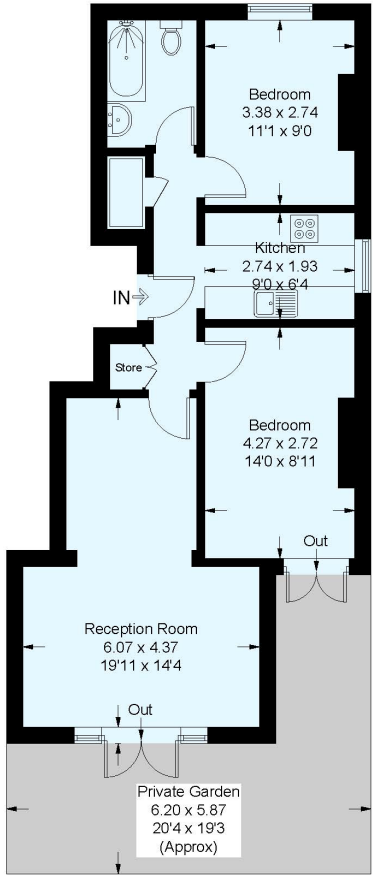


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Approximate Floor Area = 59.5 sq m / 640 sq ft sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

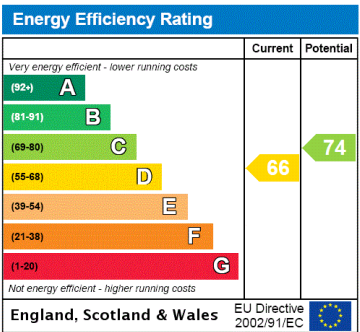


Reduce head height below 1.5m



Lower 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. (ID709038)



MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £1113 per annum
Council Tax Band: B
EPC rating: D

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