



CHRISTCHURCH ROAD, SW2
£1,650 PER MONTH PART FURNISHED

**A SPACIOUS TWO DOUBLE BEDROOM
 GROUND FLOOR VICTORIAN CONVERSION
 WITH A PRIVATE SECTION OF GARDEN**

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DESCRIPTION:

The apartment is set within an attractive Victorian detached house and offers well-presented modern living space with the added benefit of a private patio garden to the rear and a large shared lawned garden. 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 on a part-furnished basis (taken as seen) from the 02nd of September 2023.

AT A GLANCE

- Victorian Conversion
- Lower Ground Floor
- Two Double Bedrooms
- Reception/Diner
- Fitted Kitchen
- Bathroom
- Private Section of Garden
- Part-Furnished (taken as seen)
- Available 02nd September 2023
- Lambeth Council Tax Band: B




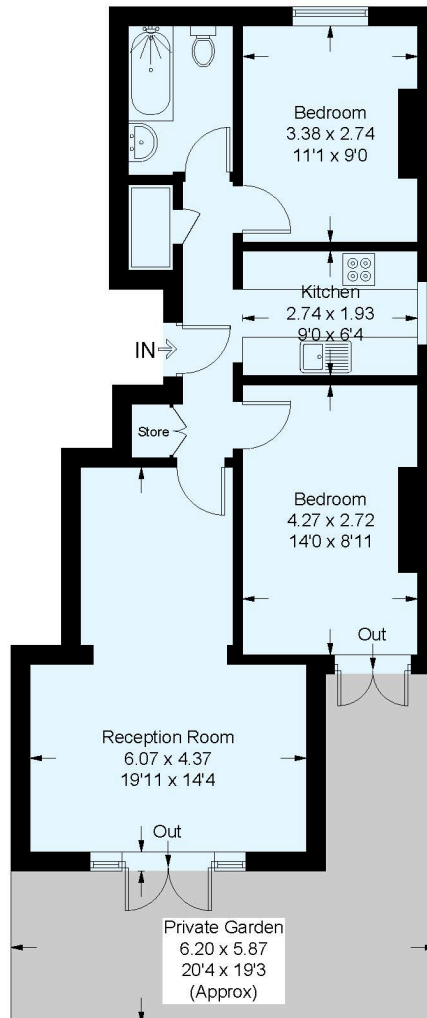


Christchurch Road, SW2

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)

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	66	74
(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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