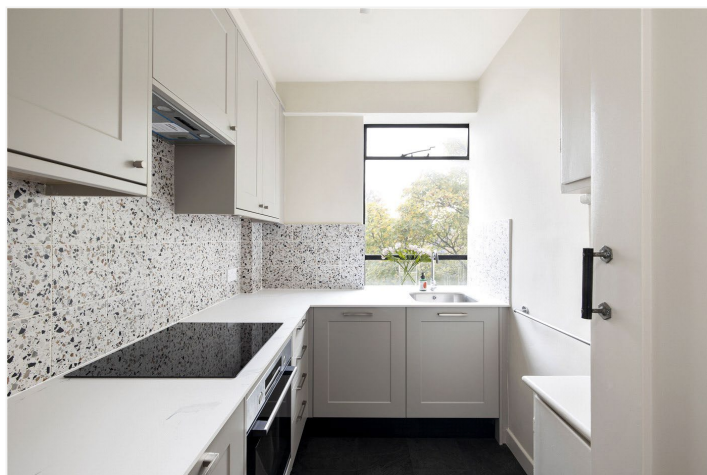




CHRISTCHURCH HOUSE, SW2
£1,450 PER MONTH FURNISHED

A CHARMING ONE DOUBLE BEDROOM APARTMENT ON BRIXTON HILL

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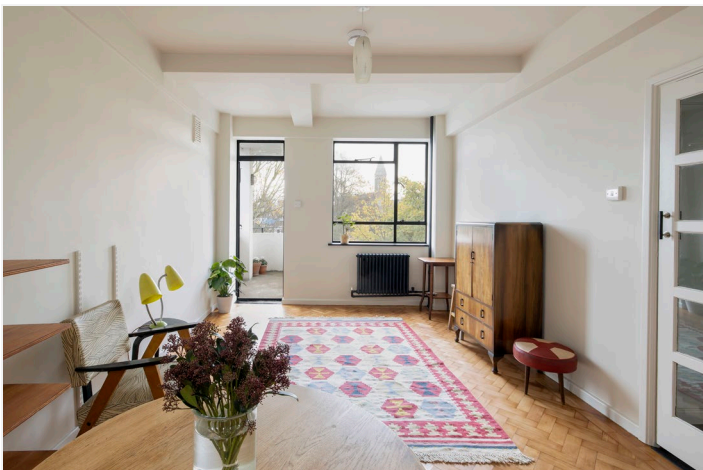


DESCRIPTION:

This immaculate third floor apartment (with lift) offers great views and bright and spacious accommodation that includes a large 17ft. x 11ft. reception room with parquet wooden floors and access to a private balcony. There is an entrance hallway with built-in storage, a practical newly fitted kitchen, a modern bathroom with "trendy" stoneware ceramic tiling, WC and wash hand basin and a good-size double bedroom. The property benefits from a communal heating and hot water system that is included in the rent. Christchurch House dates from the 1930's and has an "Art Deco" design heritage from the period. The communal parts are smart and well-maintained with modern lifts and there is secure resident's gated access from the street with fob entry and an attractive central courtyard garden. There is also the added benefit of a porter/caretaker on site. Conveniently located for access to central London. Available exclusively through Winkworth, the property is attractively furnished and available from the 09th September 2023.

AT A GLANCE

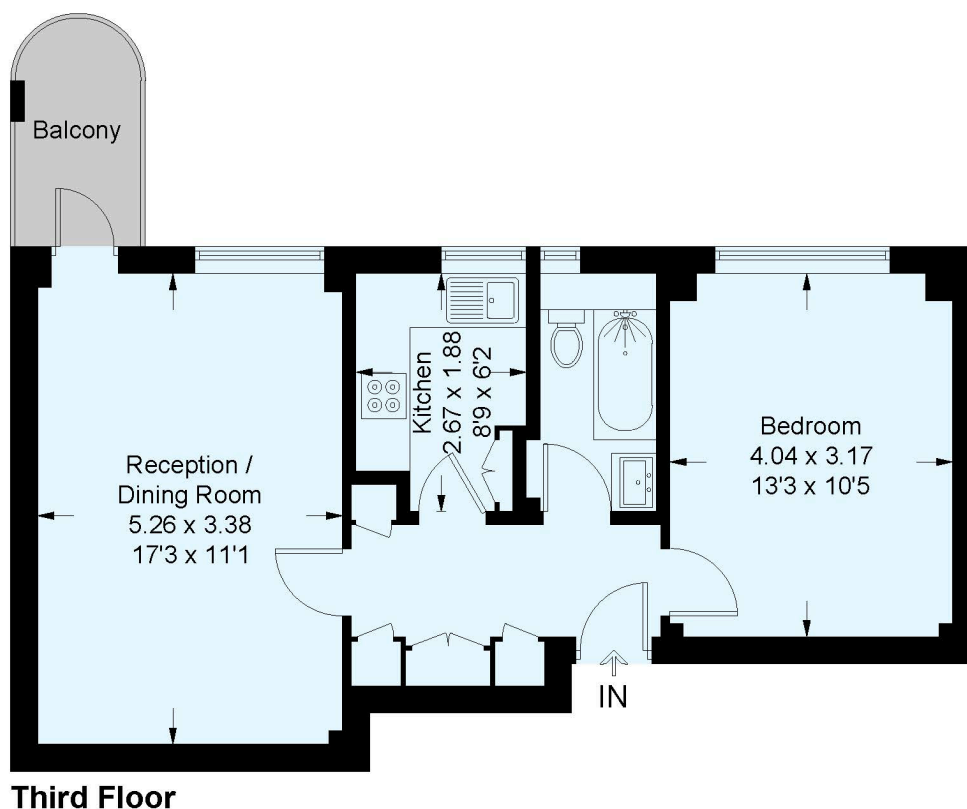
- Third Floor Flat (with lift)
- One Double Bedroom
- 17ft Reception Room
- Modern Fitted Kitchen
- Bathroom
- Private Balcony
- Communal Heating and Hot Water included
- Available 09th September 2023
- Lambeth Council Tax Band: B





Christchurch House, SW2

Approximate Floor Area = 47.4 sq m / 510 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



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. (ID707643)

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		77
(55-68)	D	61	
(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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