

TULSE HILL, SW2
OFFERS IN EXCESS OF £450,000 SHARE OF FREEHOLD

**A CHARACTERFUL ONE-BEDROOM FLAT WITH
GARDEN AND PARKING, MOMENTS FROM
TULSE HILL STATION AND BROCKWELL PARK**

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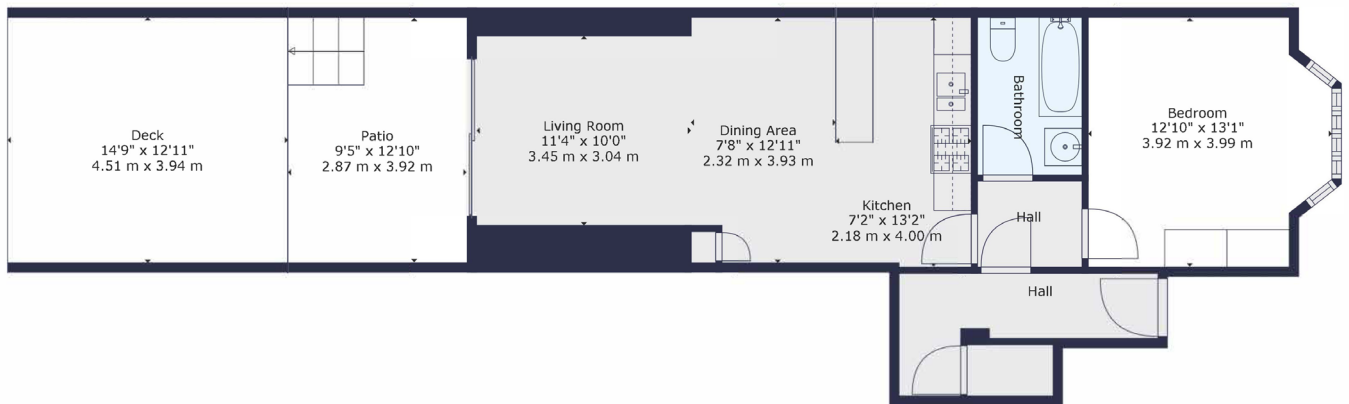
DESCRIPTION:

Set within a handsome 1930s Tudor-style building just moments from Tulse Hill station, this beautifully presented one-bedroom ground floor flat offers a seamless blend of character and contemporary finish, complete with private decked garden and off-street parking.

Step inside to find a warm and inviting reception room with wooden floors, skylight and sliding doors that lead directly onto a smartly landscaped patio garden - perfect for enjoying your morning coffee or summer evenings with friends. The adjacent open-plan kitchen and dining area feels bright and social, complete with sleek cabinetry, timber worktops, and clean lines throughout. To the front, the principal bedroom is a generous double and benefits from a wall of built-in wardrobes, charming windows, and plenty of natural light. A bathroom with stylish pink herringbone tiling and matte black fittings completes the space. Externally, the flat boasts a low-maintenance rear garden with a raised decked seating area, as well as a large front driveway providing off-street parking. Located within easy reach of Tulse Hill, Herne Hill and Brixton, and just a few moments from the green open spaces of Brockwell Park, this flat is ideally positioned for transport links, weekend brunch spots, and local markets alike.







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TOTAL: 650 sq. ft, 60 m²
 GROUND FLOOR: 650 sq. ft, 60 m²
 EXCLUDED AREAS: DECK: 191 sq. ft, 18 m², PATIO: 122 sq. ft, 11 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.

Tenure: Share of Freehold

Term: 112 years and 11 months

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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