



Tulse Hill, SW2

Guide Price £350,000 - £400,000 *Leasehold*



KEY FEATURES

- Split-level Victorian conversion
- Two double bedrooms
- Bright open-plan living
- Modern fitted kitchen
- Contemporary bathroom suite
- Abundant natural light
- Close to Tulse Hill Station
- No onward chain

Set within an attractive Victorian building, this beautifully presented two-bedroom apartment is arranged over two floors and offered to the market with no onward chain. The property enjoys generous proportions throughout and benefits from an abundance of natural light thanks to its large sash windows and elevated position. A welcoming hallway leads up to a spacious open-plan reception, dining and kitchen area that spans the full width of the building. This versatile room provides clearly defined spaces for relaxing, eating and working from home, while still retaining a bright, open feel. The contemporary kitchen is fitted with modern cabinetry, integrated appliances and ample work surfaces, offering both practicality and style. Both bedrooms are comfortable doubles, each with a calm ambience and good storage options. The bathroom is finished to a high standard, featuring modern fittings and a clean, neutral aesthetic. This impressive flat presents an excellent opportunity for first-time buyers, professional couples, or investors seeking a well-proportioned home in a vibrant and well-connected neighbourhood. Perfectly positioned in the heart of Tulse Hill, the property is moments from the varied amenities of both Tulse Hill and West Norwood High Streets, including independent cafés, restaurants, pubs and local conveniences. Tulse Hill Station offers fast rail services into London Bridge, Blackfriars, Farringdon and St Pancras, making this an ideal base for commuters. Green space is plentiful, with the much-loved Brockwell Park within easy reach, featuring a lido, café, tennis courts and wide open views across London. Excellent bus connections also link to Brixton, West Dulwich, Herne Hill and Streatham.

Herne Hill

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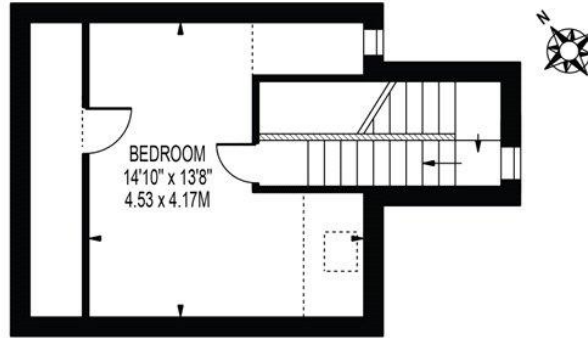


TULSE HILL

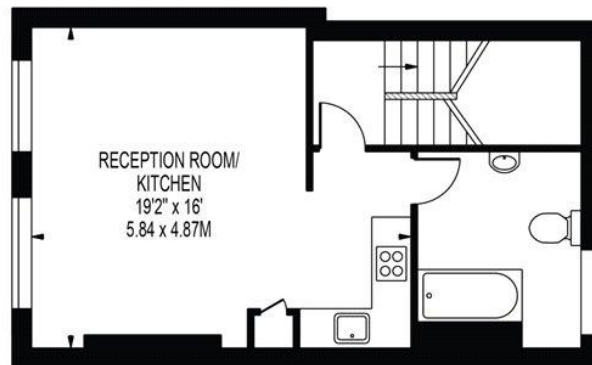
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 888 SQ FT - 82.46 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

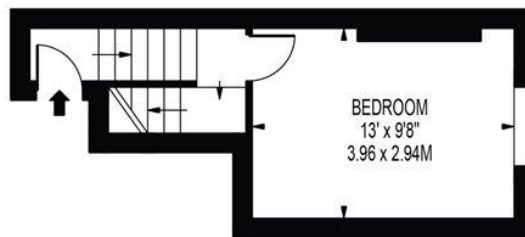
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 71 SQ FT - 6.60 SQ M



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 99 year and 0 months

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: C

EPC rating: D

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