



## Tulse Hill, SW2

Offers IEO: £475,000 *Leasehold*



### KEY FEATURES

- Two double bedrooms
- Two bathrooms (one en-suite)
- Private terrace with park access
- Open-plan kitchen/reception
- Secure modern development
- Tastefully decorated interiors
- Allocated gated parking space
- Excellent transport links (Victoria line & Thameslink)

This stylish two-bedroom apartment is set within a secure, modern development on Tulse Hill, offering bright interiors, a private terrace, and direct access into Brockwell Park. The property opens into a welcoming hallway with good storage, leading to an open-plan kitchen and reception room. This space is bathed in natural light from large windows and doors that open directly onto the terrace, creating an easy flow for entertaining and everyday living. The kitchen is well fitted with sleek cabinetry and integrated appliances, complementing the dining and lounge areas. There are two well-proportioned bedrooms, including a generous principal with fitted storage and an en-suite shower room, while a further modern bathroom serves the second bedroom. The terrace provides a private outdoor retreat, perfect for relaxing or hosting in warmer months. Additional benefits include secure bike storage, gated entry to the development, and direct private access into Brockwell Park.

The apartment is ideally positioned for excellent transport links, with Tulse Hill, Brixton, and Herne Hill stations all close by, providing direct routes into London Bridge, Blackfriars, Victoria, and the West End. Brixton station connects to the Victoria line for fast access across the City and beyond, and a bus stop directly outside offers frequent services into Brixton and central London.

### Herne Hill

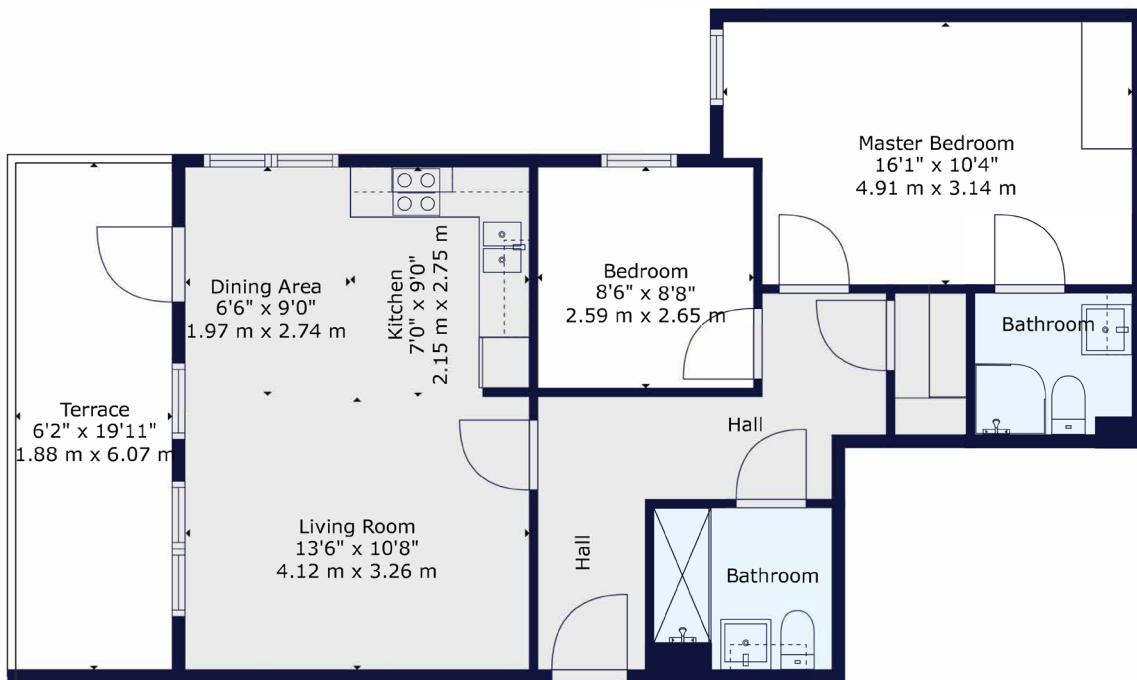
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**TOTAL: 719 sq. ft, 67 m<sup>2</sup>**  
**FLOOR 1: 719 sq. ft, 67 m<sup>2</sup>**  
**EXCLUDED AREAS: TERRACE: 123 sq. ft, 11 m<sup>2</sup>**

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.



## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 112 year and 4 months

**Service Charge:** £3278.82 per annum

**Ground Rent:** £511.1 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** To be confirmed

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