



UPPER TULSE HILL, SW2
£430,000 LEASEHOLD

"THE EFFRA APARTMENTS" A GENEROUSLY
PROPORTIONED & STYLISH ONE DOUBLE
BEDROOM FIRST-FLOOR FLAT BUILT IN 2019 BY
'NEWBOURNE HOMES', WITHIN A PRIVATE GATED
DEVELOPMENT

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DESCRIPTION:

The accommodation comprises a magnificent reception/kitchen/dining room with large window to front and full width & height bi-fold doors to a private terrace area. The apartment also boasts a large high-end kitchen, with integrated appliances and ample space for a large table & chairs. The large double bedroom is naturally light with ample space to incorporate large wardrobes and a dressing table. The modern bathroom comprises a white suite and is fully tiled. There are two good sized storage cupboards in the hall. The property further benefits from engineered wood flooring throughout with Nest operated underfloor heating. A communal bike store, garden and exterior bin stores are also situated within the gated residents' area. Upper Tulse Hill is well-connected with Tulse Hill railway station (London Bridge & Thameslink) close by and an array of local bus routes making Brixton underground and Railway highly accessible. Additionally, Herne Hill centre offers a popular selection of restaurants, shopping amenities and Herne Hill railway station (Victoria, Blackfriars & Thameslink) within a short walk. The vast expanse of Brockwell Park is also easily reached via an entrance on Brockwell Park Gardens just 0.2 miles away.

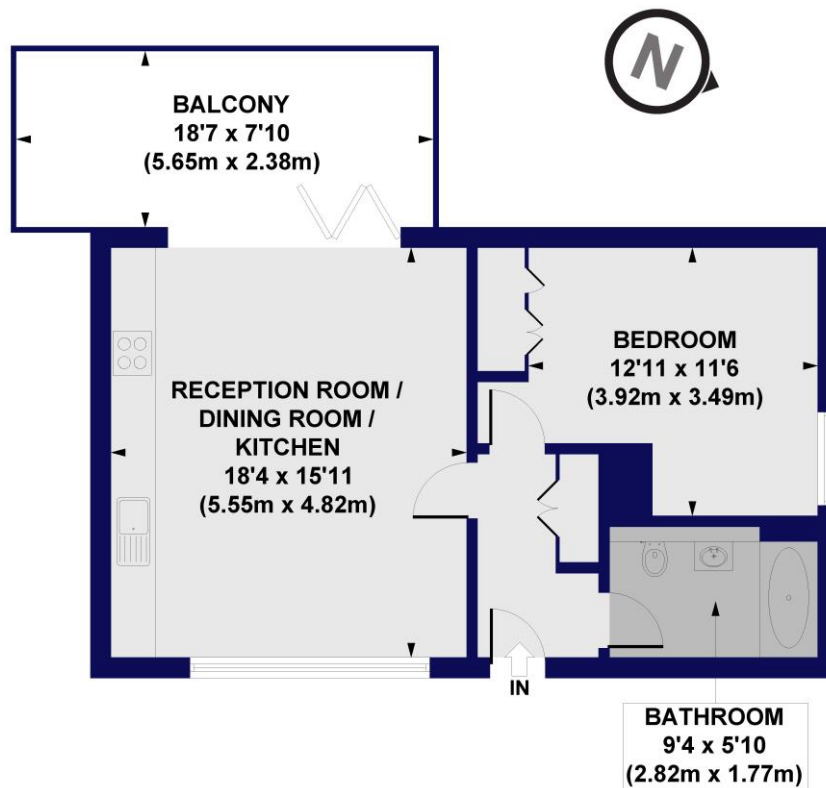
AT A GLANCE

- Purpose-built gated development
- Spacious living area
- Private terrace
- High-end kitchen
- Bright double bedroom
- Modern bathroom
- Ample storage
- Underfloor heating
- Communal amenities





Upper Tulse Hill, SW2
 Approx. Gross Internal Floor Area 572 sq. ft / 53.17 sq. m

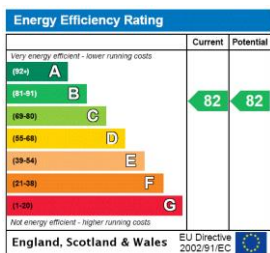


GROUND FLOOR

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 CP Creative. 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.

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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:** Leasehold (121 years approx. remaining)
- Service Charge:** £1,339.90 per annum
- Buildings Insurance:** £380.34 per annum
- Ground Rent:** £ 400 Annually (subject to increase)
- 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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