



UPPER TULSE HILL, SW2  
£1,950 PER MONTH UNFURNISHED

A SPLENDID TWO DOUBLE BEDROOM SPLIT-LEVEL FIRST & SECOND FLOOR FLAT WITH A BEAUTIFUL COMMUNAL GARDEN, SET OFF BRIXTON HILL

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### DESCRIPTION:

The property has a beautiful, grand entrance hallway leading to the apartment and the accommodation briefly comprises of a large, semi-open plan kitchen/reception with high ceilings. The fitted kitchen is equipped with the usual appliances and has plenty of wall and base units for storage. The reception area has high ceilings and large bay windows letting in plenty of natural light. Located to the rear are two good size double bedrooms, with the principal bedroom having access to an en-suite bathroom with a wash hand basin, a bathtub and a WC. There is also a shower room with a wash hand basin and a WC. An added benefit to this gorgeous flat is a mezzanine study space which can be accessed via the stairs in the hallway, perfect as a work from home office space. The property has been freshly re-decorated and is carpeted throughout. The communal garden can be accessed from the communal hallway and is a bonus addition for summer entertaining!

Offered unfurnished and available now, early viewings are recommended!

### AT A GLANCE

- Split-Level First & Second Floor
- Two Double Bedrooms
- En-suite Bathroom
- Shower Room
- Semi Open-Plan Kitchen/ Reception
- Mezzanine Study Space
- Communal Garden
- Unfurnished
- Lambeth Council Tax Band: D
- Available Now









# Carisbrook House, Upper Tulse Hill, London, SW2

Approximate Gross Internal Area = 1106 sq ft / 102.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 204 sq ft / 19.0 sq m  
 Total = 1310 sq ft / 121.7 sq m

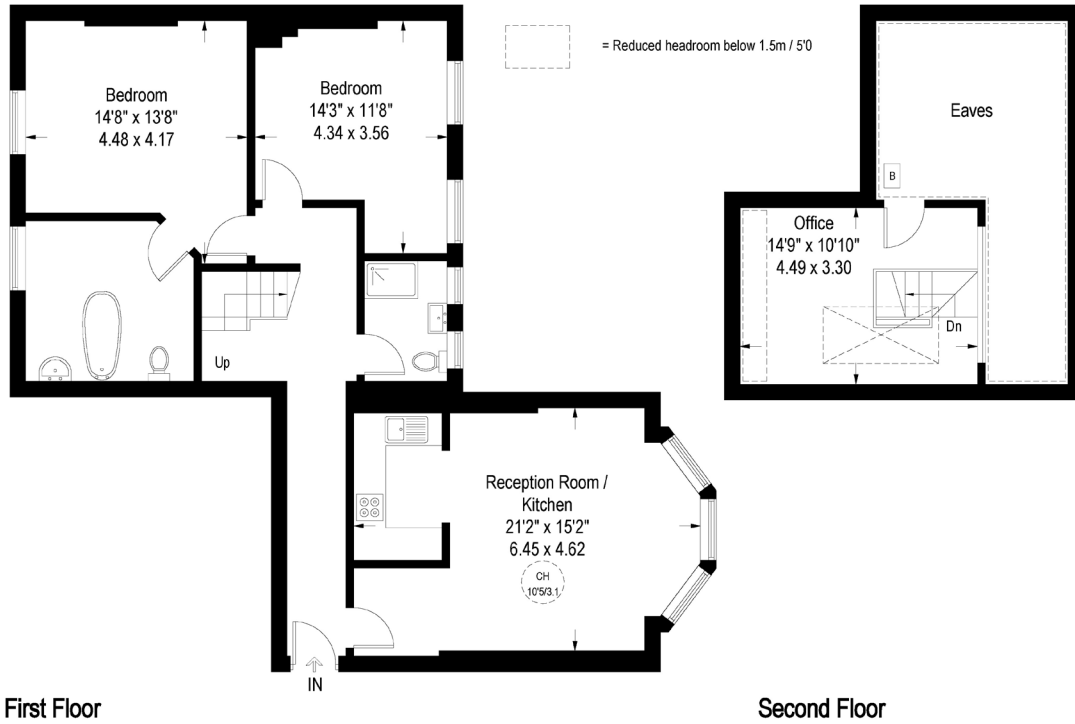


Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1027674)

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			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(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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