



# CHRISTCHURCH HOUSE CHRISTCHURCH ROAD

## STREATHAM HILL, SW2 3UB

**£190,000**  
LEASEHOLD

\*\*\* CASH BUYERS ONLY ENQUIRE \*\*\* SPACIOUS ONE DOUBLE BEDROOM FLAT IN POPULAR LOCATION \*\*\*

This larger than average one double bedroom fourth floor flat forms part of this well regarded Art Deco mansion block between Streatham Hill and Brixton Hill.

The property features a good size lounge with Balcony, Double bedroom with large walk in cupboard, kitchen and shower room and double glazing.

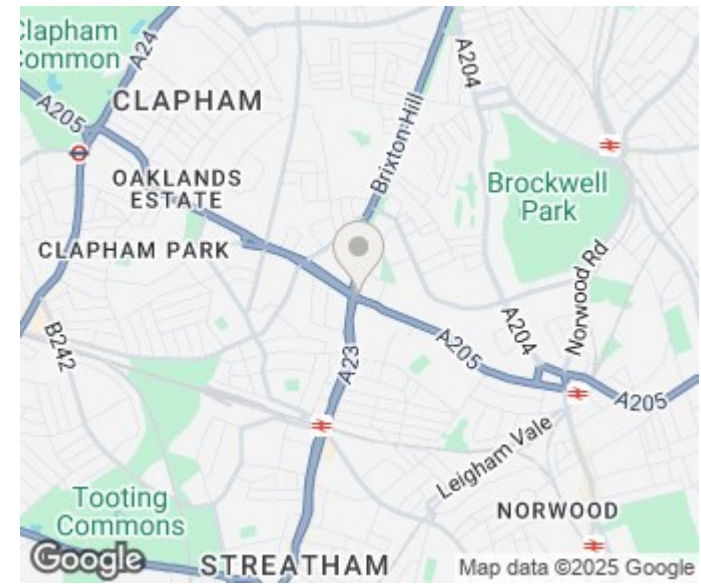
The block is well maintained and features video entry phone system, a lift, communal and central heating system (the cost of the heating & hot water are included in the service charge) and on site caretaker.



**TOOMEY**  
ESTATE AGENTS



TOTAL FLOOR AREA: 50.9 sq.m. (548 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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