

Truuli



Abbess Close, Tulse Hill, London, SW2

£360,000 Leasehold

- Purpose built apartment
- Two double bedrooms
- Neutral decor
- Bright and spacious throughout
- Contemporary fitted kitchen
- Modern family bathroom suite
- Large living and entertaining area
- Separate W/C
- Private balcony
- Parking available

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****Vendor Comments**** "We really love this flat. The neighbourhood is quiet, despite being near so many amenities. Since we bought it five years ago we've put in a new kitchen & bathroom; painted & wallpapered all the walls and carpeted & tiled every floor. We left here to get married and brought our baby home here. We hosted our parents for Christmas dinner and had sun-downers on the balcony in the summer.

The location is ideal, near Tulse Hill, Herne Hill and West Norwood stations. We're 20 minutes from central London via Tulse Hill station or 35 minutes via bus and Brixton tube station. We get to park outside our flat permitting and cost free too, which is a plus.

We know and talk to all our neighbours in our small block and 3 years ago the residents association was setup. There's also a community hall for hire which is very nearby where we hosted our baby's christening party.


We're a 5 minute walk from Brockwell park with its picnic spots, lido, miniature railway and park runs. There's the Tulse Hill Hotel for lunch or a drink and two breweries next to the park (Bullfinch & Canopy). It's a 20 minute walk to the eateries and nightlife of Brixton. If that's too much, a 10 minute walk to Herne's Hill's pubs, restaurants and farmers market on Sunday.

Alas, it's time to move on. We hope whoever buys our flat creates as many of their own great memories as we have."

Located on the second floor of this purpose built development Truuli Crystal Palace offer to the market this stunning and well-presented two double bedroom flat with access to a private balcony with scenic views. This property is ready to move into from day one and as you enter this loving family home you are welcomed by an array of natural light. Off the central hallway you can access all elements of this property making this apartment very functional for an array of buyers.

This property comprises of; a bright and spacious living area, two large double bedrooms with neutral decor throughout, fitted carpets, panelled radiators and double glaze windows. In the kitchen area a contemporary finish has been chosen featuring high-end integrated appliances with a similar high-end finish in the bathroom suite alongside access to a separate W/C.

Along with ample storage within the property, we finally finish on the the private rear balcony with scenic views and access to free parking. Abdess Close is within walking distance of the local parks, schools, transport links and amenities.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D	60	65	(55 to 68) D	55	61
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	