Nicholl Court, Roupell Road, London, SW2

£195,000 Leasehold

- 60% share being sold
- Communal areas
- Close to playgrounds and green spaces
- Close to good ofsted rated schools
- Close to all local transport and amenities
- Great first purchase
- 100% share available for £325,000

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£195,000 Leasehold

VENDORS COMMENTS "I moved into my brand new flat 14 years ago as a young independent professional. This was my first flat after leaving home and has taken me through several wonderful years from marriage through to having our children.
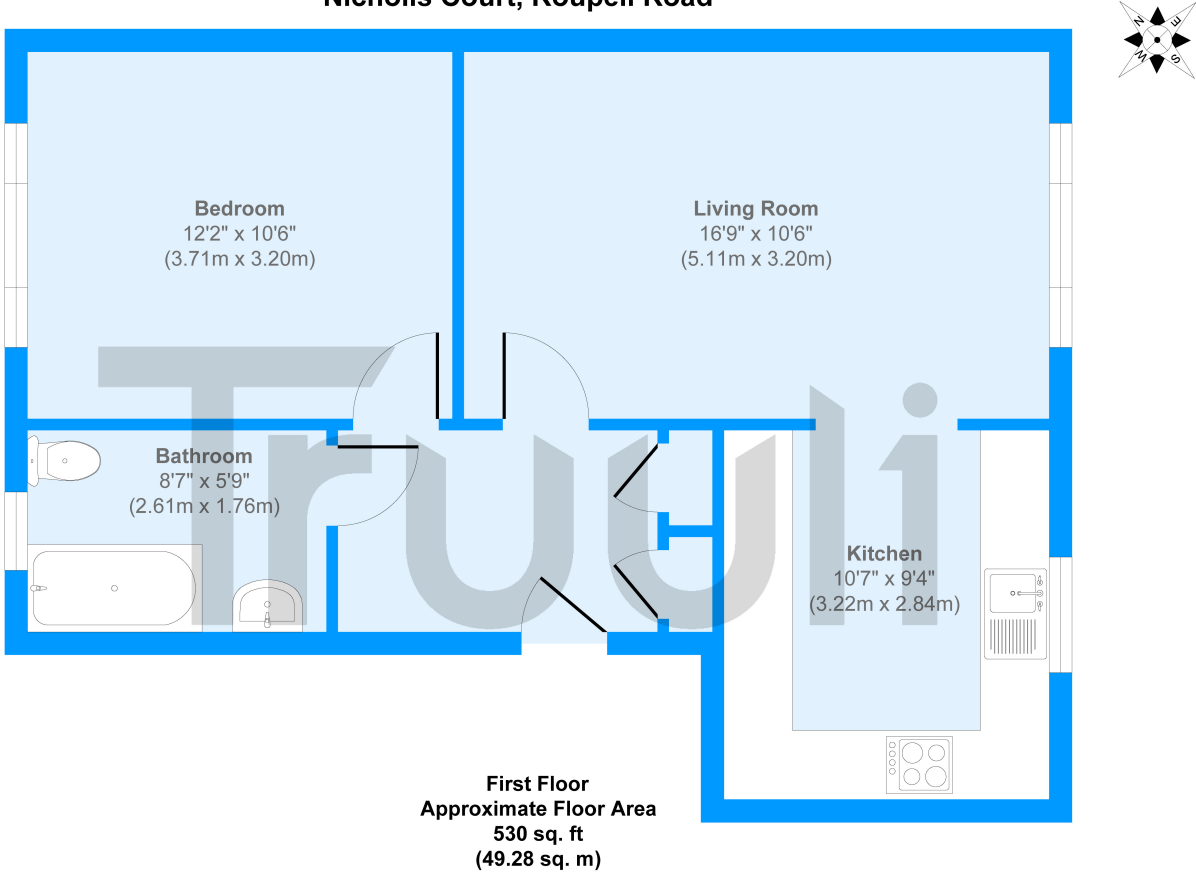
Situated off Christchurch Road, it is in the epicentre of Tulse Hill, Streatham Hill, Herne Hill and Brixton Hill. These are all within walking distance and all have stations with direct links to London Bridge, London Victoria, London Waterloo and Clapham Junction. Just a five-minute walk from our home are ten bus routes to destinations like Croydon, Brixton, Morden, Wimbledon, Elephant and Castle, Liverpool Street and other locations.

There are a number of playgrounds and green spaces around the property. The beautiful Brockwell Park is within walking distance if you are a keen runner, budding tennis player or swimmer. There are a variety of play areas for younger children and lots of spots for picnics or yoga.

We are serviced by a number of convenience stores, supermarkets, chemists, surgeries and post offices all within walking distance. There are also good & outstanding primary and secondary schools located in the area.

The flat is larger than average, it is well lit and well looked after. We are looking for a lifestyle change and have decided to relocate further out of London."

Nicholls Court, Roupell Road

Bedroom
12'2" x 10'6"
(3.71m x 3.20m)

Living Room
16'9" x 10'6"
(5.11m x 3.20m)

Bathroom
8'7" x 5'9"
(2.61m x 1.76m)

Kitchen
10'7" x 9'4"
(3.22m x 2.84m)

First Floor
Approximate Floor Area
530 sq. ft
(49.28 sq. m)

Approx. Gross Internal Floor Area 530 sq. ft / 49.28 sq. m

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) **A**		
(81 to 91) **B**		
(69 to 80) **C**	79	79
(55 to 68) **D**		
(39 to 54) **E**		
(21 to 38) **F**		
(1 to 20) **G**		
Not energy efficient - higher running costs		

England, Wales & N.Ireland — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Predicted
Very environmentally friendly - lower CO$_2$ emissions	
(92 to 100) **A**	
(81 to 91) **B**	
(69 to 80) **C**	
(55 to 68) **D**	
(39 to 54) **E**	
(21 to 38) **F**	
(1 to 20) **G**	0
Not environmentally friendly - higher CO$_2$ emissions	

England, Wales & N.Ireland — EU Directive 2002/91/EC