

Truuli



Tulse House, Tulse Hill, London, SW2

£300,000 Leasehold

- Ground floor flat
- Intercom System
- Ample parking available
- Ideal first time buy or rental investment
- Well maintained and presented throughout
- Close proximity of local amenities and public transport
- Close to Brockwell park

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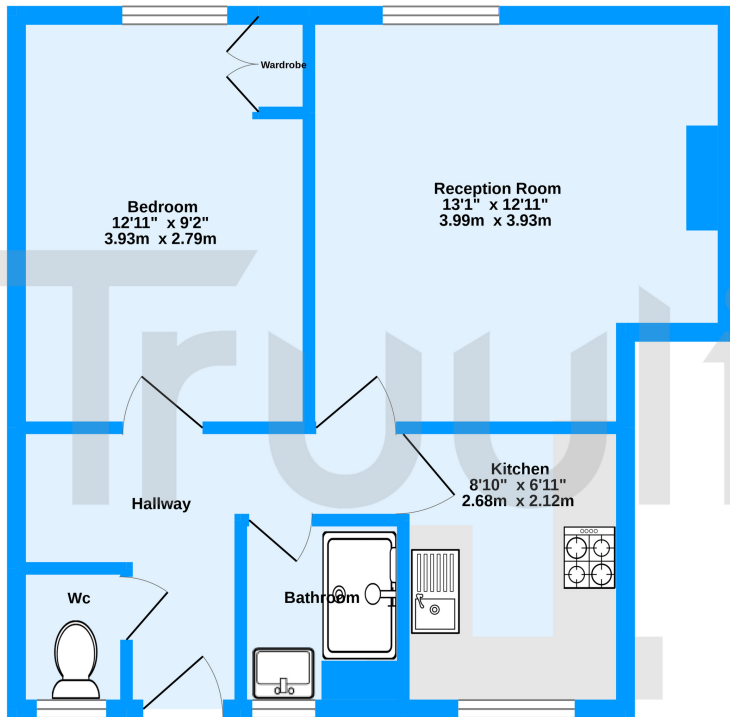
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*** Agents description *** A well maintained one double bedroom flat situated in a period purpose-built building in Tulse Hill. The property has been well maintained by its current owners and comes with the added bonus of communal parking on site.

Internally the flat comprises a large entrance hallway, shower room with hand basin, separate WC, kitchen and a large reception room.

Tulse House located in Tulse Hill is in easy reach of Brixton for its many shops, bars restaurants as well as the famous Brockwell Park with its green open spaces nearby.

Ground Floor
439 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA: 439 sq.ft. (40.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency over time.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	78	(92 to 100) A	0
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

