



## Flat 3, 120 Christchurch Road London, SW2 3DF

**Asking Price £280,000**

We are pleased to offer this bright and spacious one-bedroom flat set within an attractive double-fronted Victorian building. Ideally located close to a range of local amenities and excellent transport links, the property is just a short walk from Tulse Hill Railway Station, providing direct connections to London Bridge, Blackfriars and beyond. The apartment also benefits from its close proximity to the green open spaces of Brockwell Park and the vibrant amenities of Herne Hill.

Lambeth Council  
Council Tax Band B £1520.00  
Tenure: Leasehold  
Lease Term: 148 years  
Lease Commencement Date: 189 years from 25/12/1985  
Service Charge: £150 pcm  
Ground Rent: £0

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

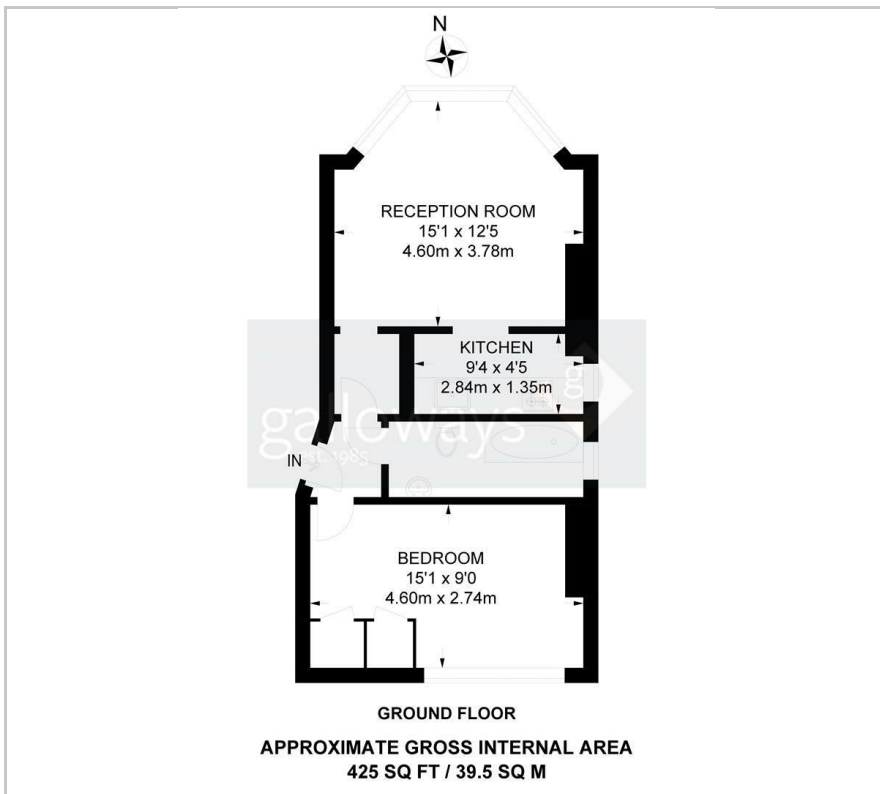
if you wish to arrange a viewing appointment for this property or

visit our website for further information

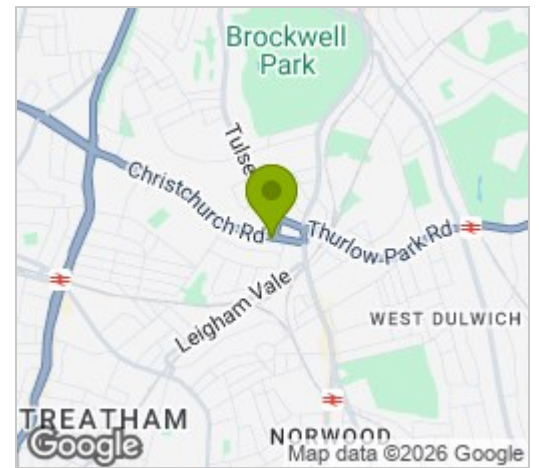
- ONE BEDROOM
- VICTORIAN CONVERSION
- BRIGHT AND AIRY
- STYLISH BATHROOM SUITE
- CENTRAL HEATING
- IDEAL LOCATION
- CLOSE TO BROCKWELL PARK
- 4 MINUTES WALKING TO TULSE HILL RAIL STATION
- 15 MINUTES WALKING TO WEST NORWOOD RAIL STATION
- (TIMES ESTIMATED VIA GOOGLE MAPS)



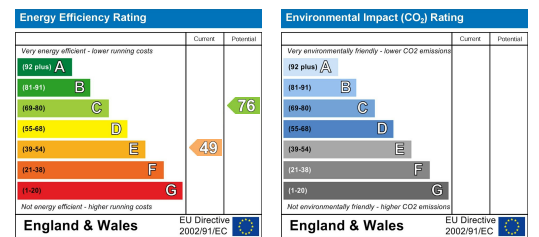
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.