



# CROWN

LETS 4 U

**FOR SALE**



**£435,000 Leasehold**

## **3 Bedroom Flat Christchurch Road, Tulse Hill, SW2**

Crown Lets 4u Estate Agents are proud to present a spacious and newly decorated three bedroom second floor flat with rear garden and off street parking. This marvelous property is in excellent condition with three generous size double bedrooms, spacious reception room and separate fully fitted modern kitchen with gas cooker and with side breakfast table. The modern bathroom comes with hand wash basin, WC and bathtub with above shower. The property benefits from combi boiler, gas central heating, double glazing and wooden flooring throughout. This property is only a stone throw away to Tulse Hill Station and Tulse Hill Town Centre. This property is in excellent location and located on the South Circular Road with easy access to other towns and the city. Excellent schools nearby and very close to all local amenities.

This property comes vacant with new 99+ years lease and has no onward chain.

This property is Ideal for cash buyers and Investors, our lettings department would achieve £1,700 PCM, a yield of 4.69%

**Bedroom 1:** 16' 0" x 12' 4" (4.88m x 3.76m)

**Bedroom 2:** 14' 0" x 14' 0" (4.27m x 4.27m)

**Bedroom 3:** 14' 2" x 10' 7" (4.32m x 3.23m)

**Kitchen:** 9' 0" x 7' 0" (2.74m x 2.13m)

**Reception Room:** 15' 7" x 13' 9" (4.75m x 4.19m)

- Second Floor Flat
- 3 Double Bedrooms
- Massive Lounge
- Separate Modern Kitchen
- Modern Bathroom
- Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Wooden Flooring
- Off Street Parking
- Close to Tulse Hill Station
- No Onward Chain

**Croydon Office:** Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG

**Tel:** 020 8684 6677

**Mob:** 07540 874 532

**Fax:** 0872 115 6090

**Email:** info@crownlets4u.co.uk

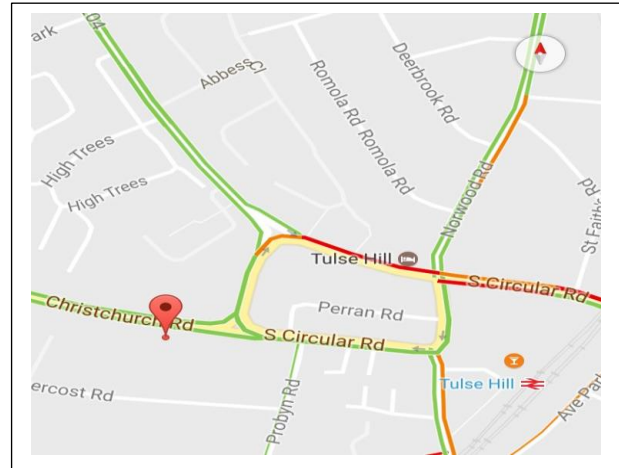
[www.crownlets4u.co.uk](http://www.crownlets4u.co.uk)



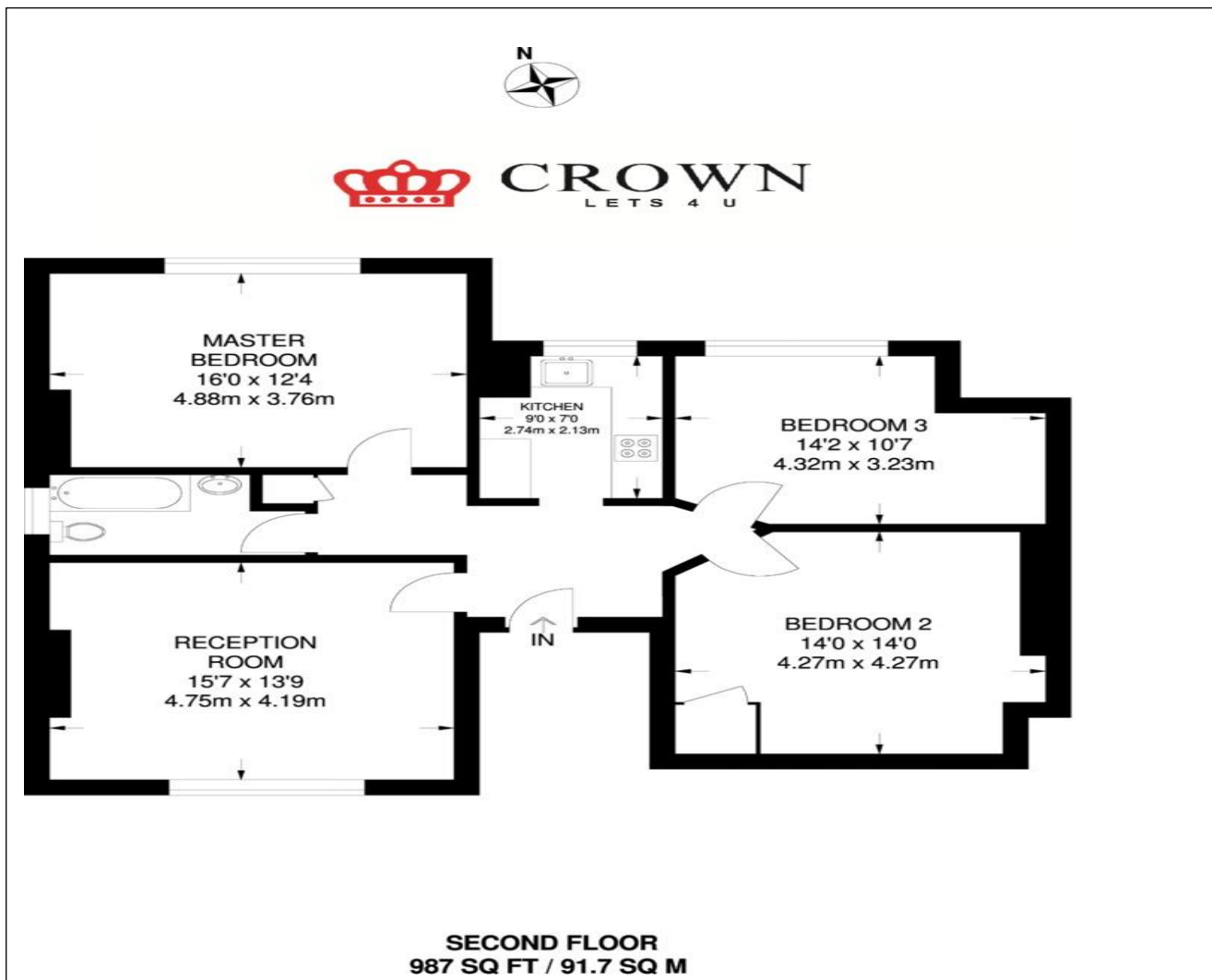
# EPC

# MAP & POST CODE: SW2 3DF

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	47	(39-54) <b>E</b>	42
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



# FLOOR PLANS



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