

# Truuli



## Holbrook House, Christchurch Road, London, SW2

£400,000 Leasehold

- Three good size bedrooms
- Private balcony
- Easy access of Tulse Hill station
- Bright and airy flat
- Close to Brockwell Park
- Well maintained flat

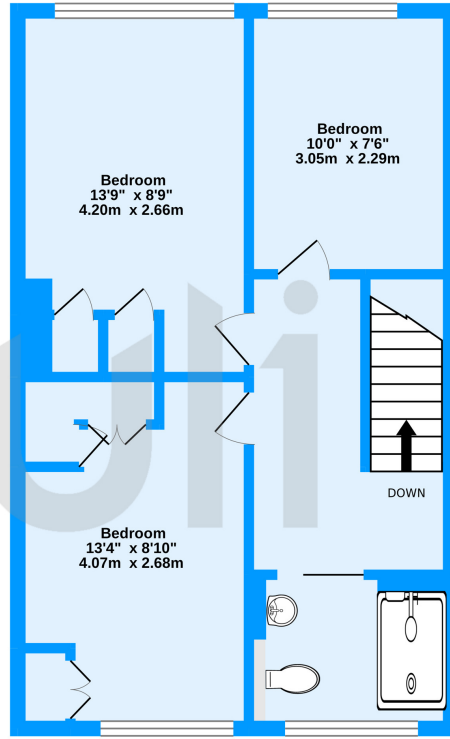
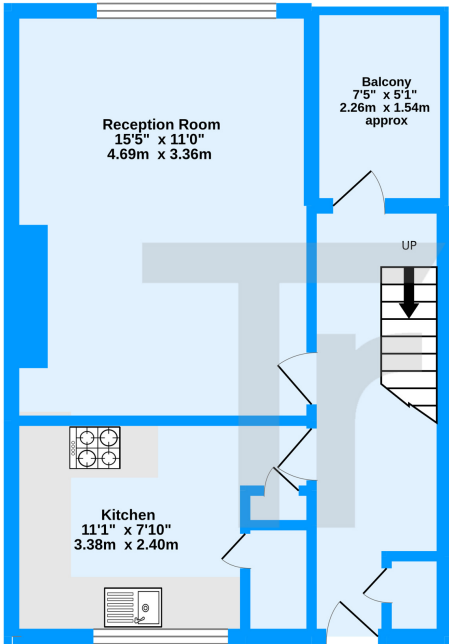
# Holbrook House, Christchurch Road, London, SW2

£400,000 Leasehold

A well maintained three bedroom split level flat located on the popular Christchurch Road, Brixton Hill.

Second floor  
348 sq.ft. (32.4 sq.m.) approx.

Third floor  
442 sq.ft. (41.1 sq.m.) approx.



Holbrook House, Christchurch Road, SW2

TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

