

Truuli



Hardham House, Tulse Hill, London, SW2

£335,000 Leasehold

- Purpose Built
- Bright and airy throughout
- Wooden floors throughout
- Walk - in shower with massage feature
- Ample in-built storage
- Ideal first time buy or rental investment
- Off street parking

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VENDOR COMMENTS: "I have loved my tenure living here, with a community feel second to none and neighbours that are considerate of each other. That is worth it's weight in gold to me.

In terms of location you could not ask for a greener area with parks and green spaces all around you, making this an home for any perspective buyer.

I loved the property when I viewed it as it was spacious and very welcoming, with two double bedrooms. There is also the fact that it overlooks the green expanse outside, which is a fenced garden area with room for seating, ideal for BBQs and with a green area large enough to walk your dog or go for a jog. The property has always had plenty of natural light, no traffic noise and did I mention the friendly neighbours?

The property also has double glazed windows throughout, wooden floors, gas central heating and secure phone entry to buzz your visitors in when they arrive. Next door, if you want a bigger garden, you have Brockwell Park which has the Cafe, The Lido swimming pool and gym, Tennis courts, Community Greenhouses and Outdoor fitness classes along with sweeping views of London.

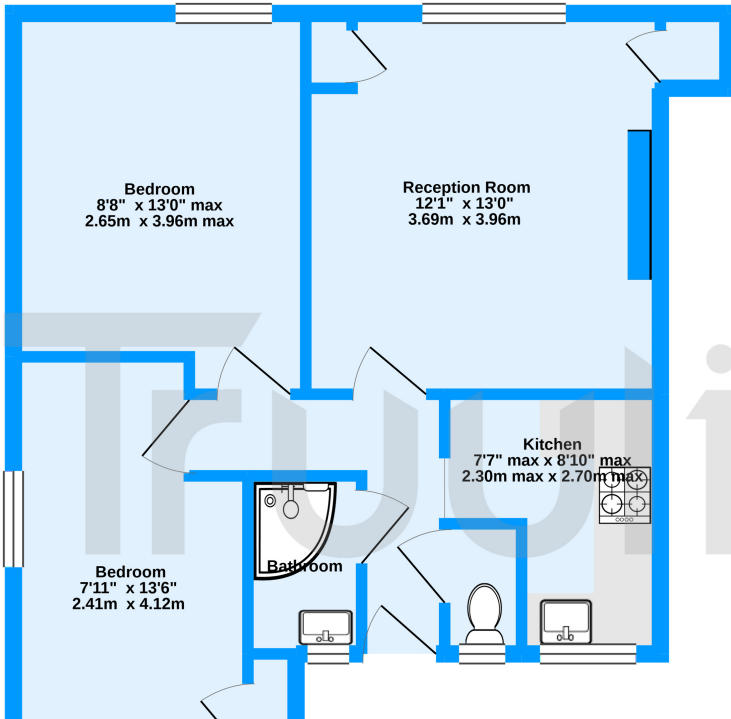
There will never be a day you have nothing to do. On Sundays there is a locally run pop-up street market that can be found in Herne Hill (a brisk walk away via Brockwell Park), attracting all the locals from Dulwich, Brixton and neighbouring areas.

Back to the flat, which enjoys free off street parking and I have also benefited from being so close to Brixton tube station (Victoria line), Herne Hill train station, and several bus lines which are all walking distance. Currently they are constructing some extra green areas between the buildings and will also look to create extra bicycle sheds too. The neighbours are friendly and helpful, two of them have big allotments and tend to share any excess in produce they have, from lettuce and tomatoes to the sweetest figs I've ever tasted in England (Don't tell Gordon Ramsey).

There is a Sainsbury's a short walk away, as well as a Tesco Express and a multitude of independent quirky shops between the flat and the ever colourful Brixton Village. It's an ideal location if you have to work from home and want to pop out for a bit of fresh air and a boost of life with music venues, eateries, cinemas and community projects (i.e. Singing Group, Yoga classes, children Summer Scheme) in abundance. If you cycle, it takes 20 mins to Victoria and 30 mins to London Bridge: less for the fast riders lol.

I will miss my property but I know it will make a perfect home for next owner who I am sure will thoroughly enjoy living in this area".

First Floor
522 sq.ft. (48.5 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Predicted																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
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