



PALACE ROAD, SW2
£1,950 PER MONTH PART FURNISHED

A SPLIT LEVEL RAISED UPPER FLOOR TWO DOUBLE BEDROOM VICTORIAN CONVERSION FLAT LOCATED IN TULSE HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

winkworth.co.uk

Winkworth

for every step...



DESCRIPTION:

A very well presented split level upper floor two double bedroom Victorian conversion located for the amenities of Tulse Hill and close to the lovely Brockwell Park. This beautifully presented split level upper floor flat is in excess of 1000 sq. ft. and comprises of a good-sized reception/diner, a modern dual aspect kitchen/breakfast room with wooden flooring and an exposed brick wall, all the usual modern appliances: fridge/freezer, washing machine, dishwasher, gas hob and electric oven. Upstairs there are two good sized double bedrooms (both with fitted wardrobes/storage) and a modern metro tiled bathroom with wash hand basin and WC. The property has plenty of ample storage and has double-glazed windows (on the upper floor). Located within walking distance of Tulse Hill and Streatham Hill train stations, this property is available from the 24th February on a part-furnished basis

AT A GLANCE

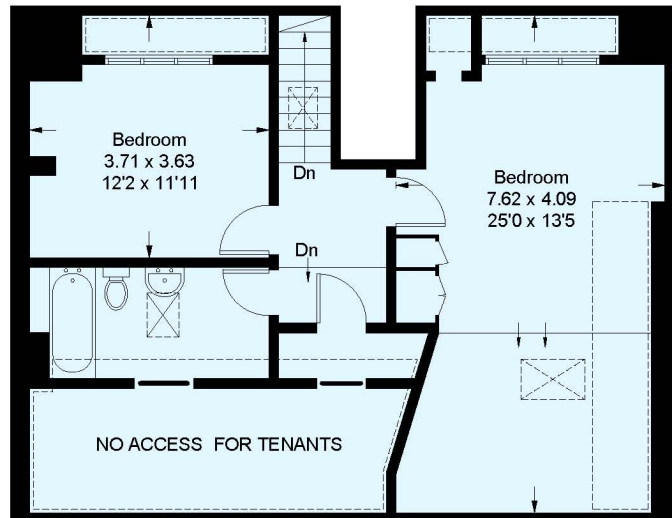
- Split Level Upper Floor Victorian Conversion
- Two Double Bedroom
- Large Reception/Diner
- Kitchen
- Modern Bathroom
- Ample Storage
- Part Furnished
- Available from the 24th February 2024





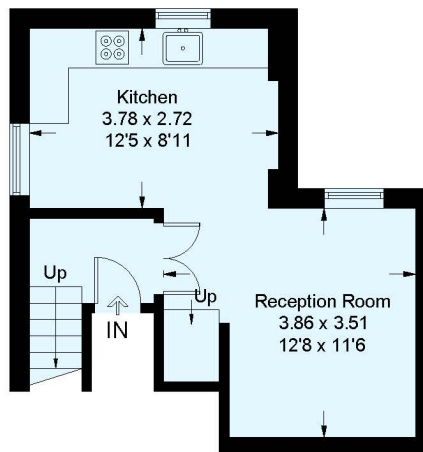
Palace Road, SW2

Approximate Floor Area = 95.0 sq m / 1023 sq ft
Including Limited Use Area (21.2 sq m / 228 sq ft)
(Including Eaves)



Second Floor
68.0 sq m / 732 sq ft

= Reduce head height below 1.5m



First Floor
27.0 sq m / 291 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (1D676977)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	75
EU Directive 2002/91/EC			

Deposit: £0.00

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.