



PALACE ROAD, SW2  
£500,000 LEASEHOLD

## ELEGANT TWO-BEDROOM HOME WITH EXCELLENT LINKS AND GREEN SPACES NEARBY

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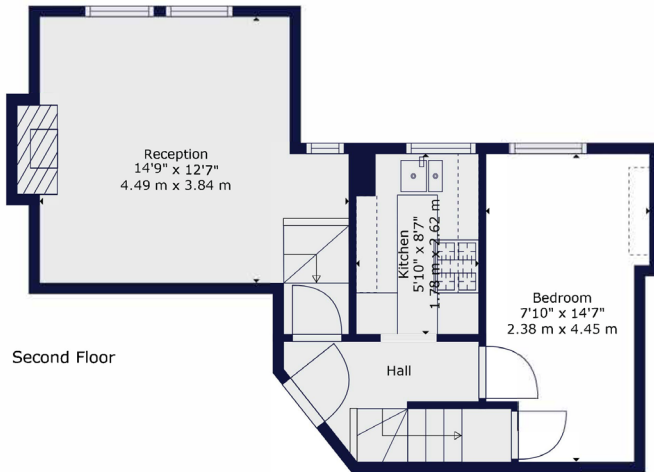


## DESCRIPTION:

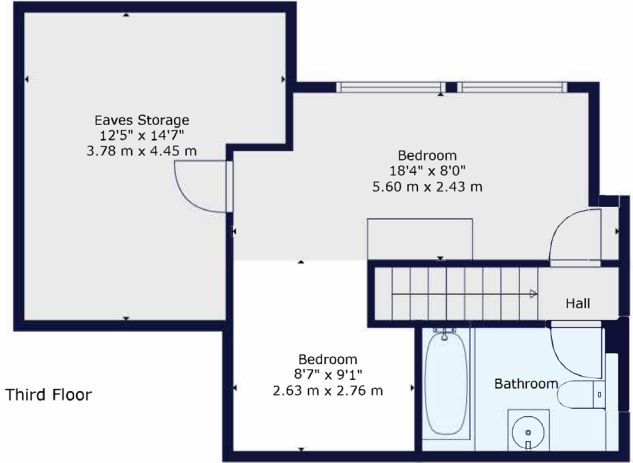
Step into this beautifully presented two-bedroom flat, situated on the desirable Palace Road. Perfectly balancing period charm with modern functionality, this home offers a serene retreat with excellent access to the city and surrounding areas. Through the private front door, you're welcomed into an inviting entrance hall that leads to the semi-open-plan reception and dining area. Bathed in natural light from large sash windows, this space provides a comfortable setting for both relaxing and entertaining. The room is enhanced by elegant period features, including a decorative fireplace, and neutral tones that create a timeless aesthetic. Adjacent is the sleek, modern kitchen, thoughtfully designed with ample storage, integrated appliances, and polished surfaces to inspire culinary creativity. There are two generously sized bedrooms, both flooded with natural light. The main bedroom is a peaceful sanctuary, while the second bedroom offers versatility, perfect as a guest room, home office, or creative space. The contemporary bathroom is finished to a high standard, featuring chic tiling and a shower-over-bath for ultimate convenience. Adding to the appeal, this home benefits from a dedicated parking space on the driveway and access to a communal garden – a serene retreat perfect for enjoying your morning coffee, cultivating a small garden, or simply relaxing in the fresh air. Palace Road boasts excellent transport links, with Thameslink services from Tulse Hill station and quick access to London Victoria via Streatham Hill station. Brixton, Balham, and Clapham are within easy reach, offering a vibrant array of shops, restaurants, and entertainment. For green space enthusiasts, the lush Brockwell Park is just a stone's throw away, perfect for picnics, weekend strolls, and enjoying nature.







Second Floor



Third Floor

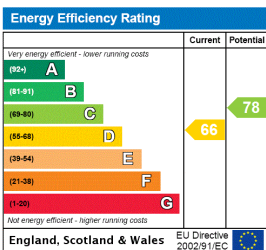
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**TOTAL: 695 sq. ft, 65 m<sup>2</sup>**  
 SECOND FLOOR: 393 sq. ft, 37 m<sup>2</sup>, THIRD FLOOR: 302 sq. ft, 28 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>, EAVES STORAGE: 159 sq. ft, 15 m<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.



**Tenure:** Leasehold

**Term:** 152 years approx..

**Service Charge:** £2,260 per annum

**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.

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