



PALACE ROAD, SW2
£475,000 LEASEHOLD

A SMART NEW-BUILD TWO BEDROOM APARTMENT OFFERING STYLISH LIVING IN A PRIME LOCATION

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DESCRIPTION:

Boasting 658 Sq. ft. of living space, the property features an entrance hall with integrated storage closets, seamlessly leading into an open-plan reception and kitchen/diner. Adorned with polished wooden flooring, this area offers access to a charming private decked balcony, perfect for al fresco dining or simply enjoying the sunset with a glass in hand. The sleek grey kitchen, situated at the far end of the open-plan living space, is equipped with high-specification fittings, including ample cabinet space, grey quartz worktops, and integrated Siemens appliances. There are two airy double bedrooms, each illuminated by large windows and furnished with practical fitted wardrobes for abundant storage. The principal bedroom further benefits from an en-suite shower room and access to a second private balcony. Completing the accommodation is a luxury modern bathroom, featuring both bath and shower facilities, alongside a washbasin and WC. Notably, the apartment boasts an excellent energy efficiency rating, ensuring low everyday running costs. Moreover, the building is nestled within contemporary landscaped gardens for residents' enjoyment. Palace Road is well-connected with Thameslink services into the City from Tulse Hill station as well as being well placed for transport at Streatham Hill station (easy access to London Victoria in 17 minutes) and only a short bus ride away from Balham/Clapham and Brixton where you can pick up the tube. Near to the lovely green open spaces of Brockwell Park, there are plenty of local shops, bars and cafes in the immediate vicinity.

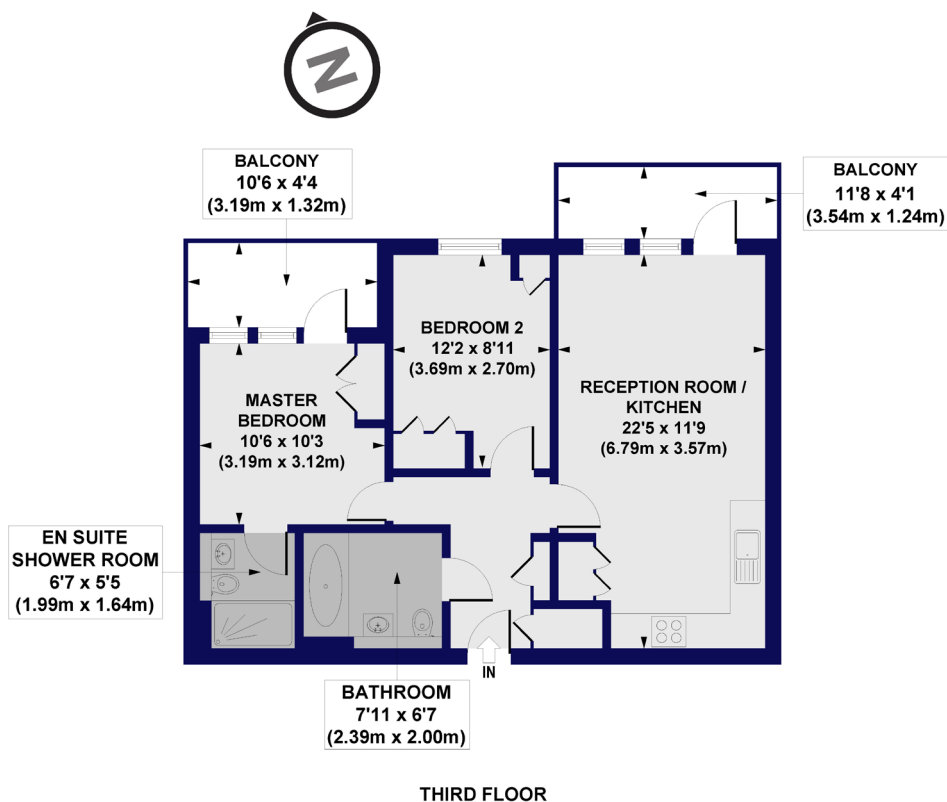
AT A GLANCE

- Open-plan reception/kitchen/diner
- Two private decked balconies
- Two airy double bedrooms (one with en-suite shower room)
- Luxury modern bathroom
- Excellent energy efficiency
- Landscaped gardens
- Thameslink services at Tulse Hill
- Transport at Streatham Hill station
- Local shops, bars, cafes





Palace Road, SW2
Approx. Gross Internal Floor Area 658 sq. ft / 61.16 sq. m



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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Tenure: Leasehold
Term: Expires - 01/01/2141
Service Charge: £2,225.98 per annum
Ground Rent: £450 Annually (subject to increase)
Council Tax Band: D

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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