



NORWOOD ROAD, SE24
£575,000 LEASEHOLD

A SPACIOUS, SPLIT-LEVEL TWO DOUBLE BEDROOM VICTORIAN CONVERSION FLAT IN CENTRAL HERNE HILL

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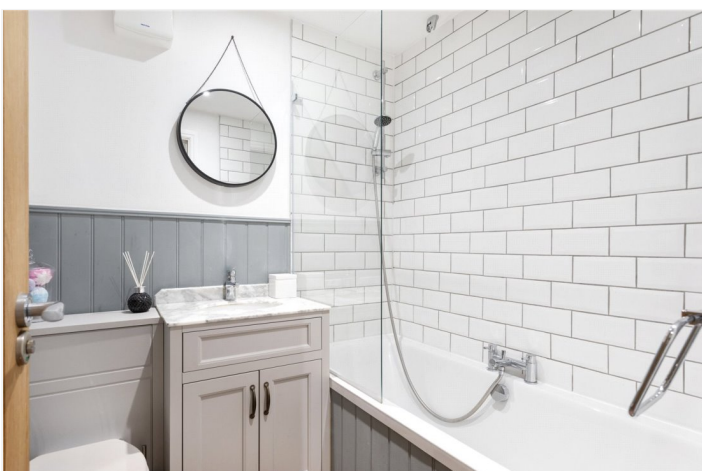


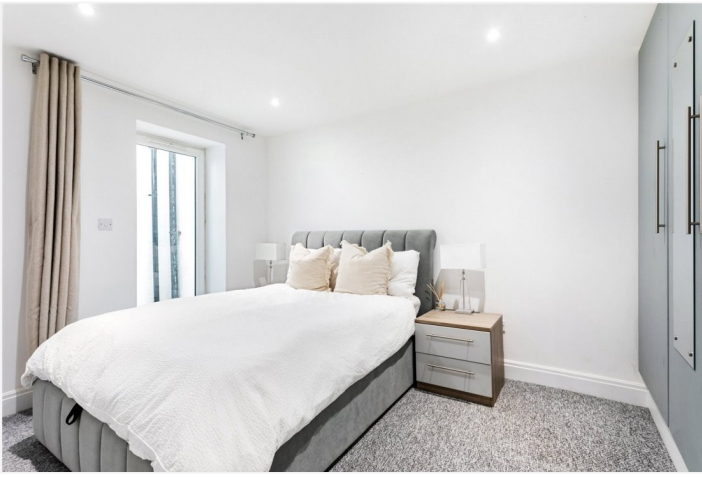
We are delighted to present this split-level, two double-bedroom, lower/ground floor Victorian conversion situated opposite the charming Brockwell Park, renowned for its iconic Lido.

The property comprises a generously proportioned open-plan living area spanning over 29 feet in length. The reception/kitchen/dining room boasts a neutral decor, engineered wood flooring, and a shaker-style kitchen complete with integrated appliances. Ample storage is provided by plenty of wall and base units. The reception area, situated at the front, features large sash windows offering delightful views of the front garden and Brockwell Park.

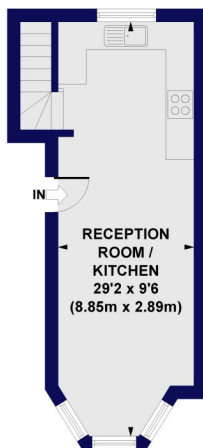
Descending to the lower ground level, a hallway with a storage cupboard leads to the two double bedrooms, both benefiting from fitted wardrobes/cupboards and each enjoying private access to an outdoor courtyard space. Bedroom 2 further benefits from an en-suite shower room, while a separate family bathroom completes the accommodation.

Nestled in central Herne Hill, the property is conveniently located near a diverse selection of restaurants and shopping amenities. Additionally, it enjoys close proximity to two railway stations, Herne Hill and Tulse Hill, providing easy access to Victoria, London Bridge, and Thameslink services. The residence also benefits from being opposite the incredible Brockwell Park, offering a variety of recreational facilities including a café, sports amenities, and the iconic lido.

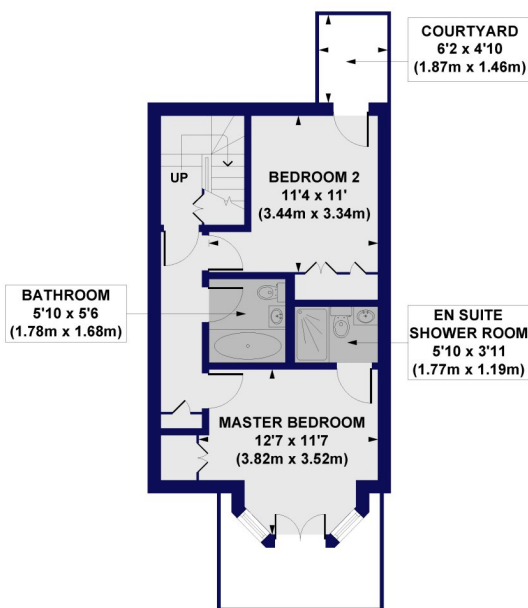




Norwood Road, SE24
 Approx. Gross Internal Floor Area 696 sq. ft / 64.64 sq. m



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 282 SQ FT



LOWER GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 414 SQ FT

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.

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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: 121 year and 9 months

Service Charge: £0 per annum

Ground Rent: £ 10 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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