



PALACE ROAD, SW2  
£375,000 SHARE OF FREEHOLD

# AN IMMACULATE, BRIGHT, ONE BEDROOM FIRST FLOOR VICTORIAN CONVERSION FLAT WITH A SHARED GARDEN IN TULSE HILL

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## DESCRIPTION

A great opportunity to purchase an immaculate, bright, one bedroom first floor Victorian conversion set in an impressive detached house with a large shared garden and off street parking. The property is ideally located close to all the amenities of Tulse Hill, Tulse Hill train station and the lovely Brockwell Park.

Available exclusively through WInkworth this south west facing property is flooded with natural light. All the sash windows have been refurbished meticulously and fitted with plantation shutters.

There is a good size reception diner arched to a modern fitted kitchen, an entrance hallway, currently set up with a study corner, a modern bathroom with a rainfall shower and fitted storage and an L-shaped double bedroom with two large fitted wardrobes.

The rear of the property has a large shared garden with a shared shed, patio and lawn and a sizeable vegetable patch. To the front of the property there is 'first-come, first-served' residential parking.

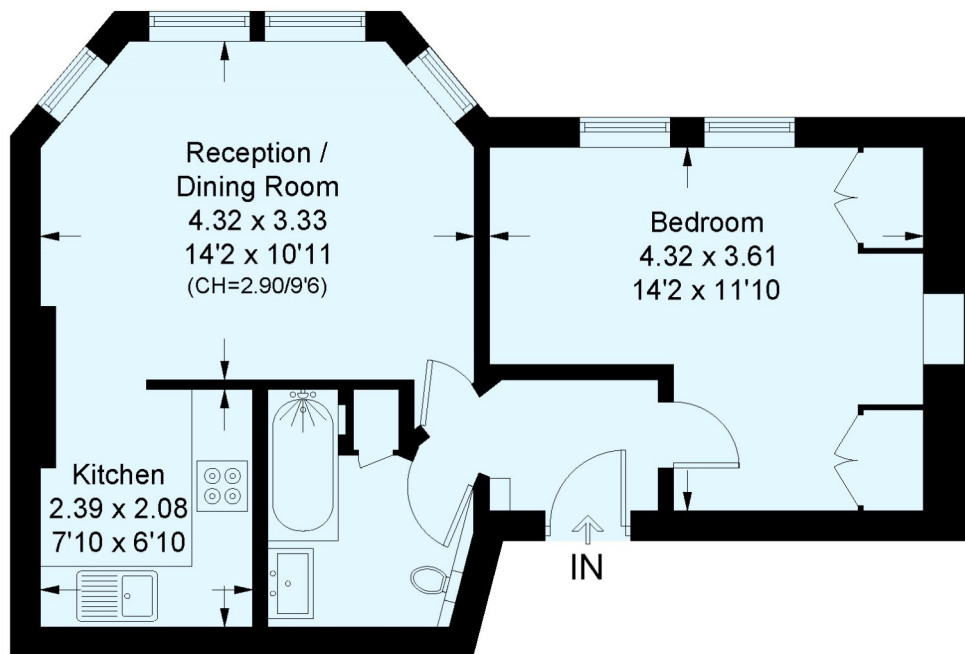






## Palace Road, SW2

Approximate Floor Area = 41.1 sq m / 442 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)



### First Floor

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. (ID719851)

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
65	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 178 year and 10 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 350 Annually (subject to increase)

**Council Tax Band:** B

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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