



Coach House, Palace Road, London, SW2

Offers IEO: £700,000 *Leasehold*

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KEY FEATURES

- Unique semi-detached period coach house
- Private mature landscaped garden
- Double glazed garden office studio
- Freshly redecorated throughout
- Brand new carpets fitted
- Demised off-street parking space
- Dramatic vaulted living space
- Own private front entrance
- Chain free
- Long lease (150-year lease remaining)

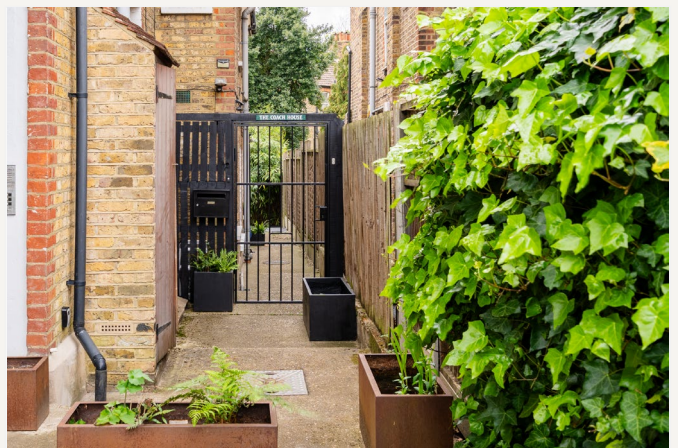
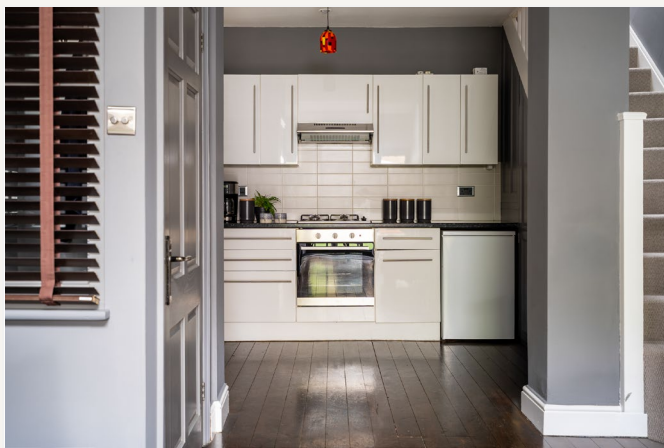
Tucked away behind the residential streetscape, this unique property offers a rare combination of architectural character and contemporary privacy, further benefited by its own private entrance. Recently freshly redecorated throughout, the property presents in immaculate condition with brand new carpets fitted across the upper floor. The heart of the property is an open-plan ground floor where vaulted ceilings and high-level skylights create an exceptional sense of volume and light. The living area is anchored by warm wood flooring and flows seamlessly through double French doors into a professionally landscaped, mature garden. This outdoor sanctuary is truly exceptional, featuring two distinct decking areas, totalling almost 40 square metres, which host a dining area and a sofa/relaxation area. Another significant highlight of the property is the double-glazed office studio positioned within the garden; a fully fitted and immaculate space perfect for year-round remote working. To the rear of the property, a modern kitchen is smartly finished with white cabinetry and integrated appliances, supported by a discreet utility cupboard. The first floor houses two immaculately well-presented bedrooms, both with ample storage and benefiting from the building's distinct architectural style. The primary bedroom enjoys direct access to a private decked balcony overlooking the garden, while a contemporary family bathroom serves both rooms. The property further benefits from a demised off-street parking space. Palace Road is a premier residential street perfectly positioned to enjoy the independent boutiques, cafes, and restaurants of Herne Hill. The vibrant cultural hubs of Brixton, Dulwich and Streatham are also close by, offering a diverse array of award-winning entertainment and amenities. The property's transport links are excellent, with Tulse Hill Station less than 500 yards away. It provides direct services to London Bridge (19 minutes), Blackfriars, and the City via Thameslink and Southern Rail. The property is also within easy reach of the expansive green spaces of Brockwell Park, famous for its iconic Lido, community greenhouses, and popular Sunday markets.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 150 years and 2 months
Council Tax Band: D
EPC rating: D

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