



Palace Road, SW2

OIEO £350,000 *Share of Freehold*



KEY FEATURES

- Three bedrooms
- Spacious reception room
- Modern fitted kitchen
- Contemporary bathroom
- Bright airy interiors
- Quiet residential street
- Close to local amenities
- Well connected location

*Some images have been virtually staged to demonstrate possible furniture layouts. These images are indicative only and should not be relied upon as a representation of the property's current condition.

This bright and well-proportioned three-bedroom flat offers comfortable, practical living with a well-balanced layout and excellent natural light throughout.

The property centres around a spacious reception room, providing plenty of room for both relaxing and dining, while the modern kitchen is neatly arranged with good storage and worktop space. Three well-sized bedrooms offer flexibility for sharers, families or

those needing home-working space, all served by a contemporary bathroom finished in a clean, modern style. The flat has the added advantage of unallocated off-road parking.

Natural light flows well through the apartment, creating an airy feel across the living spaces, and the overall layout works effortlessly for day-to-day living.

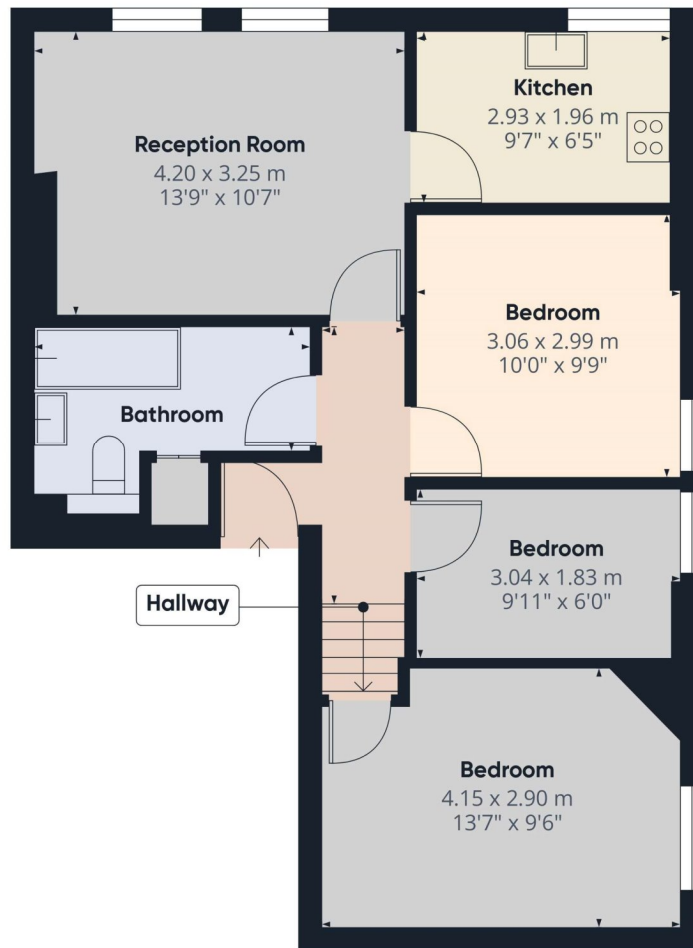
Palace Road is a quiet residential street ideally positioned close to the cafés, bars, shops and restaurants along Norwood Road. The area is well connected, with excellent bus routes nearby and convenient access to local stations providing links into central London.

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Approximate total area⁽¹⁾
62.2 m²
669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 85 year and 7 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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