

Norwood Road, SE24

Offers in excess of £550,000 LEASEHOLD

2	1	3
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Directly opposite Brockwell Park	05 Open plan kitchen and reception
02 Two double bedrooms	06 Floorboards, decorative fireplace and exposed brick
03 Two en suite shower rooms	07 Walk-in wardrobe and eaves storage
04 Additional family bathroom	08 Bike store in front garden

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THE PROPERTY

Set within a handsome period building directly opposite an entrance to Brockwell Park, this two bedroom, three bathroom flat is arranged over the first and second floors and has real character throughout.

From the ground floor hallway, stairs rise to the landing, where a pretty stained glass window sets the tone. The open plan kitchen and reception room sits at the front of the building, with double glazed sash windows looking out towards the park. Natural floorboards run underfoot, and an exposed brick chimney breast framing a decorative cast iron fireplace gives the room its centrepiece. There is space for both a generous sofa and a dining table, while the kitchen runs neatly along one wall with sleek handleless units, a metro tiled splashback, an eye level oven and microwave, a built in wine rack and a sink beside the window.

Also on this floor, at the quieter rear, is a double bedroom overlooking greenery, with its own en suite shower room finished with a black framed glass door, marble effect walls and a heated towel rail.

The top floor is given over to the principal bedroom, a calm and generous room with a striking feature wall, its own en suite shower room and a walk-in wardrobe that leads through to large eaves storage. A family bathroom with a full size bath completes the floor. Outside, a bike store in the front garden has space for two bikes.

Life here revolves around Brockwell Park, just across the road. The park has a Grade II listed art deco lido with a popular café attached, alongside a walled garden, duck ponds and a miniature railway, while the café inside Brockwell Hall at the top of the hill comes with a great view across the city skyline. Herne Hill station is an 8 to 10 minute walk, with trains to Victoria and Thameslink services through Blackfriars, Farringdon, King's Cross St Pancras and Kentish Town, and Tulse Hill station is a similar distance for North Dulwich, Peckham Rye and London Bridge. A bus stop directly opposite offers routes to Euston (68), Elephant & Castle (468 and 196) and Clapham Common (322), as well as south to West Norwood, Norwood Junction and Crystal Palace. Herne Hill itself has independent cafés, food stores and cosy pubs, plus a Sunday market on Railton Road right by the station.

THE DETAILS

TENURE
Leasehold

TERM
119 years and 5 months

SERVICE CHARGE
£1500 per annum

GROUND RENT
£350 Annually (subject to increase)

COUNCIL TAX BAND
D

EPC RATING
D

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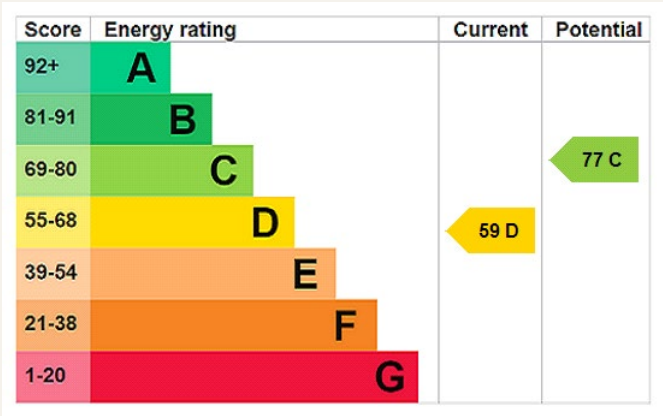


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ENERGY PERFORMANCE



VIEWINGS

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