

Norwood Road, SE24

£399,950 SHARE OF FREEHOLD

2	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01	First floor Victorian conversion
02	Reception with period fireplace
03	Shaker kitchen, wooden worktops
04	Two bedrooms
05	Share of Freehold
06	No onward chain
07	Moments from Brockwell Park
08	Herne & Tulse Hill stations

Winkworth Herne Hill

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THE PROPERTY

Set on the first floor of a handsome red brick building, this two bedroom conversion is bright, neutrally decorated throughout and comes with a Share of Freehold.

The entrance hall, with useful storage tucked overhead, leads first to the reception room at the front. A pair of large sash windows draws light in across the varnished floorboards, while a feature fireplace and decorative cornicing give the room a natural focal point.

Next door, the second bedroom also faces the front and would suit a single bedroom, nursery or home office equally well.

To the rear, the principal bedroom enjoys a lovely leafy outlook over mature trees, with plenty of room for a double bed and freestanding furniture.

The kitchen shares that green view from the window above the sink. White shaker style units, including glazed display cabinets, sit beneath solid wood worktops and metro tiling, with a ceramic sink and drainer, gas hob and chimney extractor, integrated oven and plumbing for a washing machine.

The bathroom is finished in warm stone toned tiling with a mosaic border, and comprises a bath with glass screen and mixer shower, pedestal basin, WC and heated towel rail.

With no onward chain, early viewing is highly recommended.

Norwood Road sits between Herne Hill and Tulse Hill, with Brockwell Park and its much loved lido and café a short stroll away. Central Herne Hill brings independent cafés, restaurants and a popular Sunday market outside the station, where Southeastern trains reach London Victoria in around ten minutes and Thameslink runs direct to Blackfriars, Farringdon and St Pancras International. Tulse Hill station adds Southern services to London Bridge, while buses along Norwood Road and Croxted Road make Brixton and the Victoria line an easy hop. Families are well served too, with Rosendale Primary and The Elmgreen School close by and the independent schools of Dulwich within easy reach.

THE DETAILS

TENURE
Share of Freehold

COUNCIL TAX BAND
C

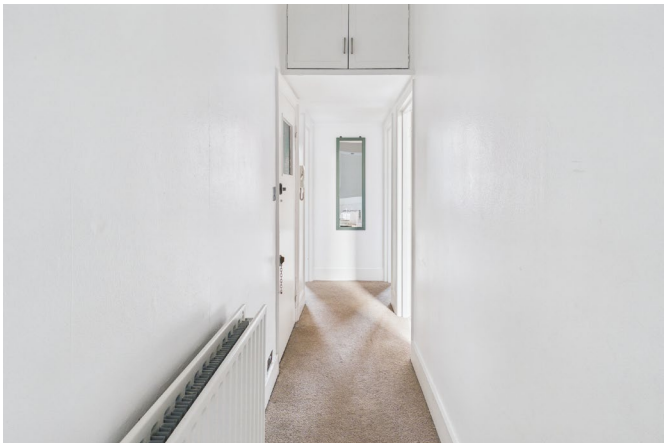
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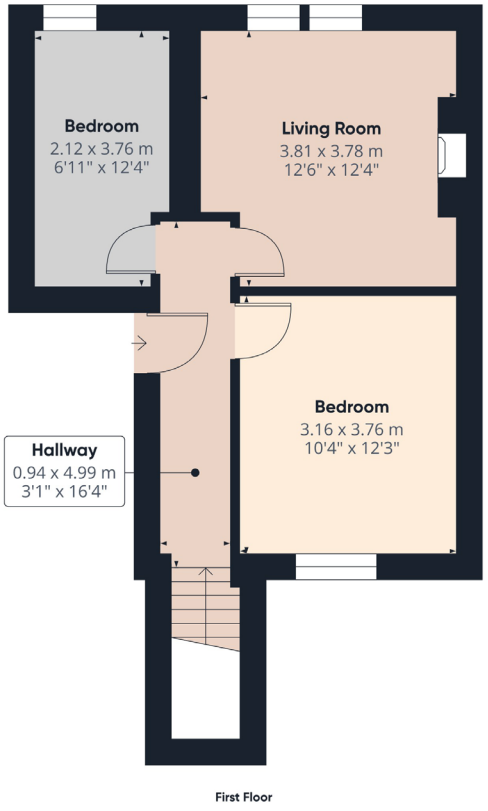
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Approximate total area(1)

57 m²

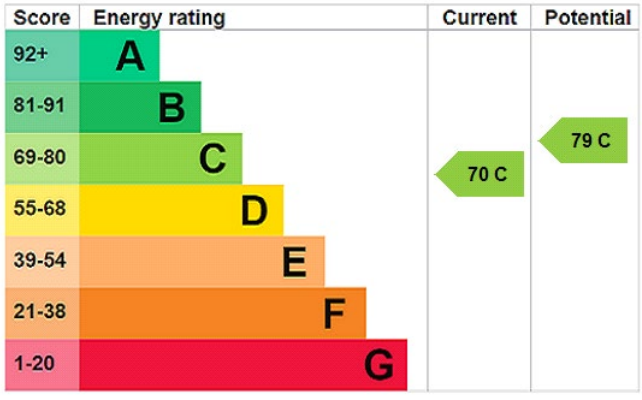
614 ft²

(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

ENERGY PERFORMANCE



VIEWINGS

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