



## Norwood Road, SE24

£575,000 *Leasehold*



### KEY FEATURES

- Split level period home
- Own private entrance
- Bright bay fronted reception
- French doors to balcony
- Smart modern kitchen
- Two double bedrooms
- Two stylish bathrooms
- Private rear garden

Set within an elegant period villa, this beautifully presented split-level apartment blends character features with a crisp contemporary finish. A private street entrance opens to the principal bedroom suite, complete with a modern bathroom and generous storage. Upstairs, the first floor unfolds into a wonderfully bright reception room with high ceilings, original cornicing and French doors onto a pretty balcony – perfect for morning coffee. Tucked off the hall is a sleek galley kitchen with plentiful cabinetry and worktop space, ideal for everyday cooking and weekend entertaining. A second double bedroom sits peacefully to the rear beside a smart shower room, making an ideal guest space or work-from-home room. Steps lead to a private rear garden with a raised terrace surrounded by greenery – a secluded spot for alfresco dining and summer get-togethers.

Norwood Road places you at the heart of Herne Hill's village vibe with Brockwell Park just moments away for the lido, tennis courts and sweeping lawns. Herne Hill station is close by for fast rail into Victoria, Blackfriars, Farringdon and St Pancras via Thameslink, while frequent buses on Norwood Road whisk you to Brixton for the Victoria Line and to Tulse Hill for services to London Bridge and beyond. Day-to-day amenities are on the doorstep – from independent cafés, bakeries and restaurants to the popular Herne Hill Sunday market – and the A205 South Circular offers straightforward road links across London.

### Herne Hill

020 7501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

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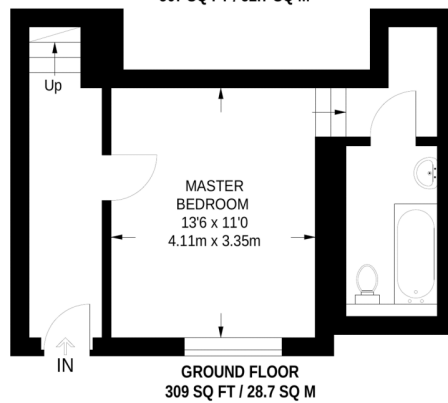
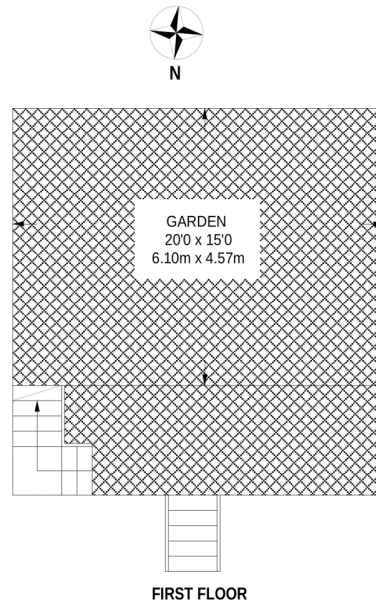
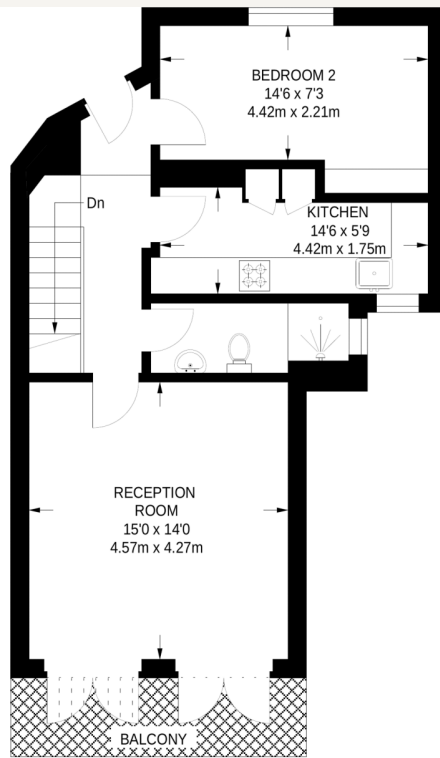
for every step...











APPROXIMATE GROSS INTERNAL AREA  
876 SQ FT / 81.4 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Service Charge:** £1000 per annum

**Ground Rent:** £150 Annually

**Council Tax Band:** C

**EPC rating:** D

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