



Palace Road, SW2

£475,000 *Leasehold*



KEY FEATURES

- Modern ground floor gated apartment
- Private terrace and communal gardens
- High specification Siemens integrated appliances
- Sleek white kitchen Corian worktops
- Two bedrooms and two bathrooms
- Bright and light-filled modern interior
- Secure gated development with entry
- Near Streatham Hill and Tulse Hill

Set within a secure gated development, this strikingly modern two-bedroom apartment offers a refined and light-filled living environment on the ground floor. The property is defined by a vast open-plan kitchen, dining, and living area that serves as the social heart of the home, featuring warm wood flooring and large windows that flood the space with natural light. The high-specification kitchen is smartly finished with sleek white cabinetry, premium Corian worktops, and a full suite of integrated Siemens appliances.

Large double doors lead directly from the reception space onto a private terrace, which in turn provides seamless access to the beautifully maintained communal gardens. The accommodation comprises a generous main bedroom complete with a contemporary en-suite shower room, alongside a well-proportioned second

bedroom. Both are served by an additional modern family bathroom and accessed via a welcoming entrance hall with ample space for storage.

Palace Road is a well-connected residential address perfectly positioned to enjoy the independent boutiques, cafes, and restaurants of both Streatham Hill and Tulse Hill. Transport links are exceptional, with Tulse Hill station providing direct Thameslink services into the City, while Streatham Hill station offers rapid access to London Victoria in just 17 minutes. The vibrant hubs of Brixton, Balham, and Clapham are all just a short bus ride away, offering a world-class cultural scene and an array of award-winning amenities.

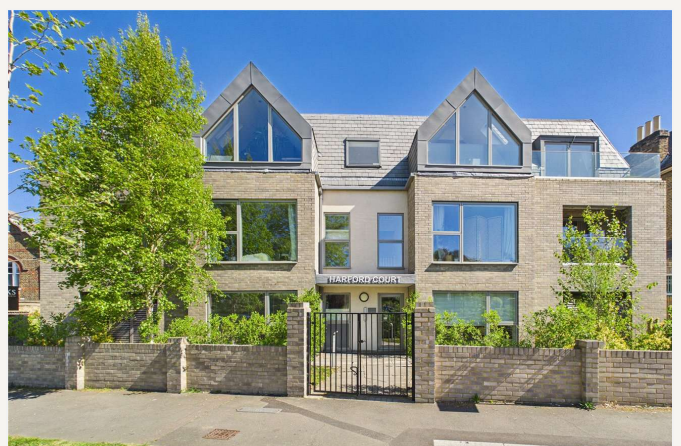
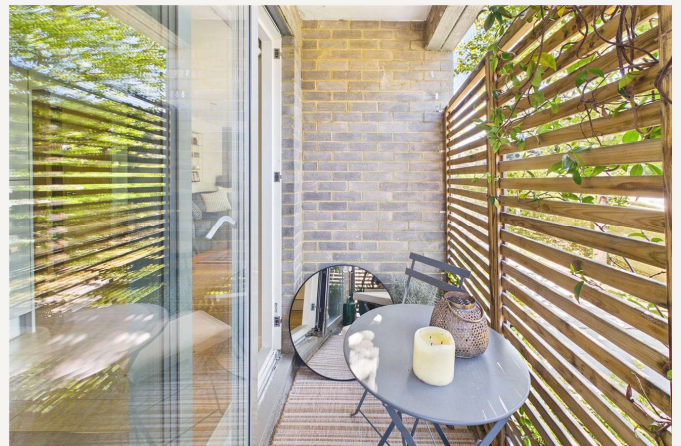
Streatham

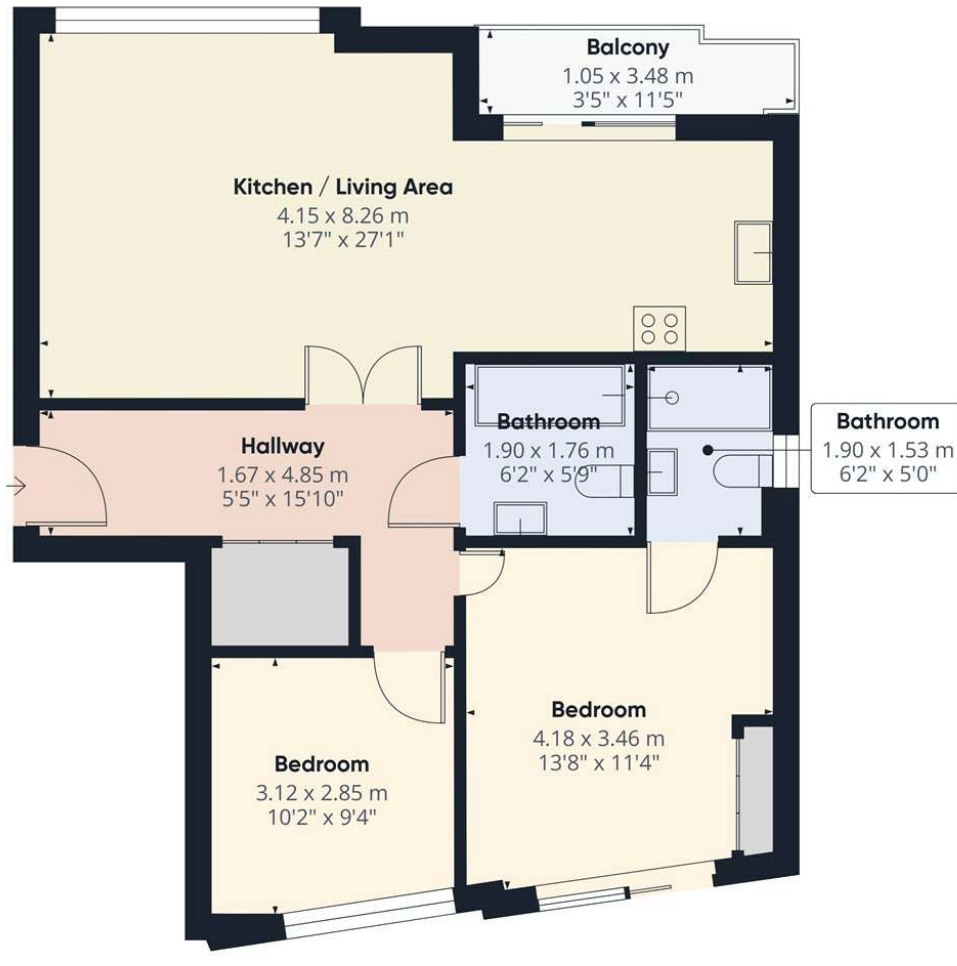
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Approximate total area⁽¹⁾
67.1 m²
723 ft²

Balconies and terraces
3.5 m²
38 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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 116 year and 4 months

Service Charge: £2700 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

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