Palace Road, SW2

£400,000 *Share of Freehold*

2 🛏   1 🛋   1 🛁

KEY FEATURES

- Top floor conversion
- Bright open-plan living
- Two well-proportioned bedrooms
- Modern three-piece bathroom

- Access to communal garden
- Period building character
- Close to transport links
- Near shops and parks

Set on the top floor of an attractive period building on Palace Road, this bright two-bedroom flat offers stylish living and access to a communal garden. The property enjoys an elevated position with lovely rooftop outlooks and a feeling of privacy, while still being moments from the amenities and transport links of Streatham Hill and Tulse Hill. A welcoming hallway leads into a generous kitchen/living area positioned at the front of the flat, featuring a bay window, skylight and sloping ceilings that add both charm and character. The space is well arranged for relaxing and entertaining, with defined areas for cooking, dining and unwinding. There are two bedrooms located quietly to the rear, including one double bedroom with angled walls and another well-proportioned single bedroom, both with pleasant leafy views. A modern bathroom sits centrally off the hallway, fitted with a smart three-piece suite and contemporary finishes. Residents benefit from access to a communal garden at the rear, reached via the side of the building - an ideal spot for summer evenings and outdoor downtime. Palace Road is well placed for the excellent transport links at Streatham Hill, Tulse Hill and West Norwood, offering swift connections into London Bridge, London Victoria and the West End. The area also enjoys an abundance of cafés, independent shops, restaurants and green spaces, with Tooting Bec Common and Palace Road Nature Garden both close by.
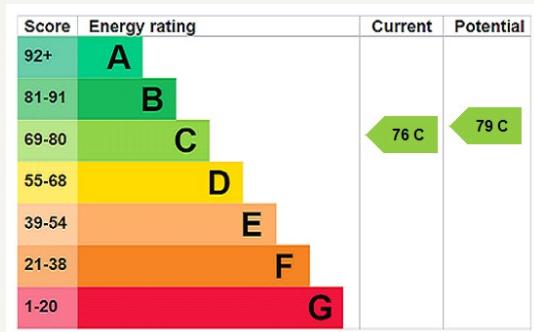
Kitchen / Living Area
5.58 x 4.50 m
18'3" x 14'9"

Bathroom

Hallway

Bedroom
2.19 x 4.19 m
7'2" x 13'8"

Bedroom
3.14 x 3.19 m
10'3" x 10'5"

W

Approximate total area[1]
45.4 m²
490 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
------- Below 1.5 m/5 ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Term: 980 year and 10 months
Service Charge: £900 per annum
Council Tax Band: C
EPC rating: C

Streatham

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Winkworth

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