



## Palace Road, SW2

£1,650 per month *Part Furnished*



### KEY FEATURES

- Semi-Detached House
- Good Size Reception Room
- Separate Fitted Bathroom
- Eat in Kitchen
- Wooden Floors
- Good Location
- Available Mid-February
- Part Furnished

Located in a quiet tree-lined street close to Tulse Hill station (Thameslink) this charming ground floor conversion flat has been decorated throughout in Farrow & Ball (Ammonite) and retains plenty of period features such as wooden floors and high ceilings. We are delighted to present this charming ground floor one double bedroom Victorian conversion apartment set within an impressive, semi-detached house on a quiet premier residential road. The accommodation briefly comprises of a small double bedroom, a modern white bathroom and an open-plan kitchen/reception room. With high ceilings, wooden floors and large sash windows - this bright and airy conversion apartment would be ideal for a single professional. There is a communal garden to rear with a large lawn as well as off street parking available to the front (on a first come first served basis).

Palace Road is well-connected with Thameslink services into the City from Tulse Hill station at the bottom of the road and Brixton tube is just a short distance away. The property is near the lively pubs and restaurants of Herne Hill and Brockwell Park with its Lido and Dulwich.

### Streatham

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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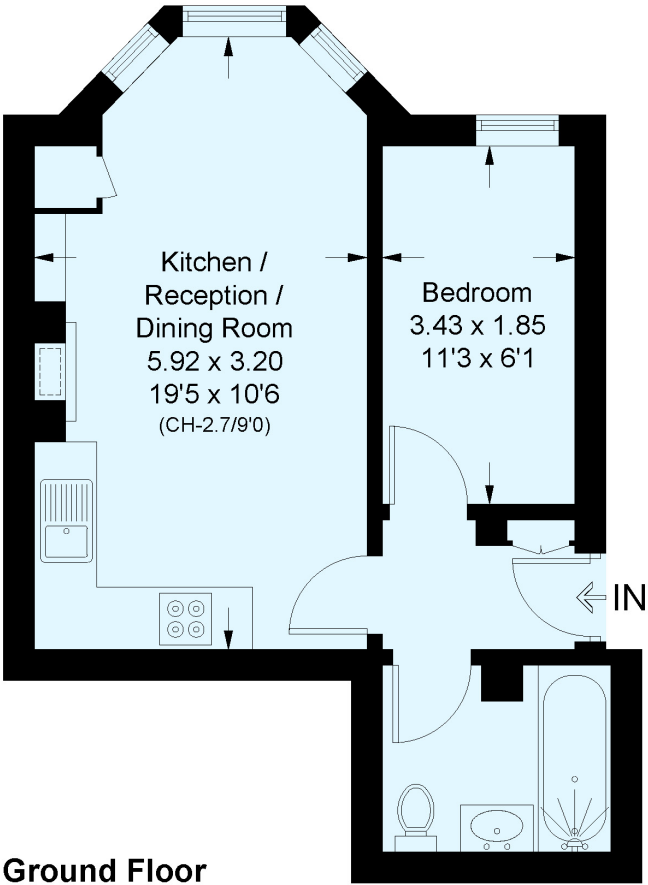


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Approximate Floor Area = 32.5 sq m / 350 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



 = Reduced head height below 1.5m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID857333)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Holding Deposit: £380.76  
Security Deposit: £1903.84  
Council Tax Band: A  
EPC rating: D

Streatham

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