



PALACE ROAD, SW2
£375,000 LEASEHOLD

A SMART NEW-BUILD FIRST FLOOR ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY

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DESCRIPTION:

The property offers 576 sq. Ft. of living space that comprises: an L-shaped entrance hall with built-in storage closets which leads into an open-plan 25 ft. reception and kitchen/diner with polished wooden flooring and access onto a pretty private decked balcony - a perfect spot for outdoor dining or somewhere to enjoy the sunset with a glass in hand. There is a bright and airy double bedroom with a large window and practical fitted wardrobes with plenty of storage and a smart luxury modern bathroom with a bath and shower, a wash hand basin and a WC. The apartment offers an excellent energy efficiency rating which translates into low everyday running costs and the building is set within contemporary residents' landscaped gardens. The open plan/living/reception room features a high-specification sleek grey kitchen at the far end with plenty of cabinet space, grey quartz worktops and integrated quality Siemens appliances. There is a built-in sound system with recessed speakers set into the ceilings throughout. Palace Road is well-connected with Thameslink services into the City from Tulse Hill station as well as being well placed for transport at Streatham Hill station (easy access to London Victoria in 17 minutes) and only a short bus ride away from Balham/Clapham and Brixton where you can pick up the tube. Near to the lovely green open spaces of Brockwell Park, there are plenty of local shops, bars and cafes in the immediate vicinity.

AT A GLANCE

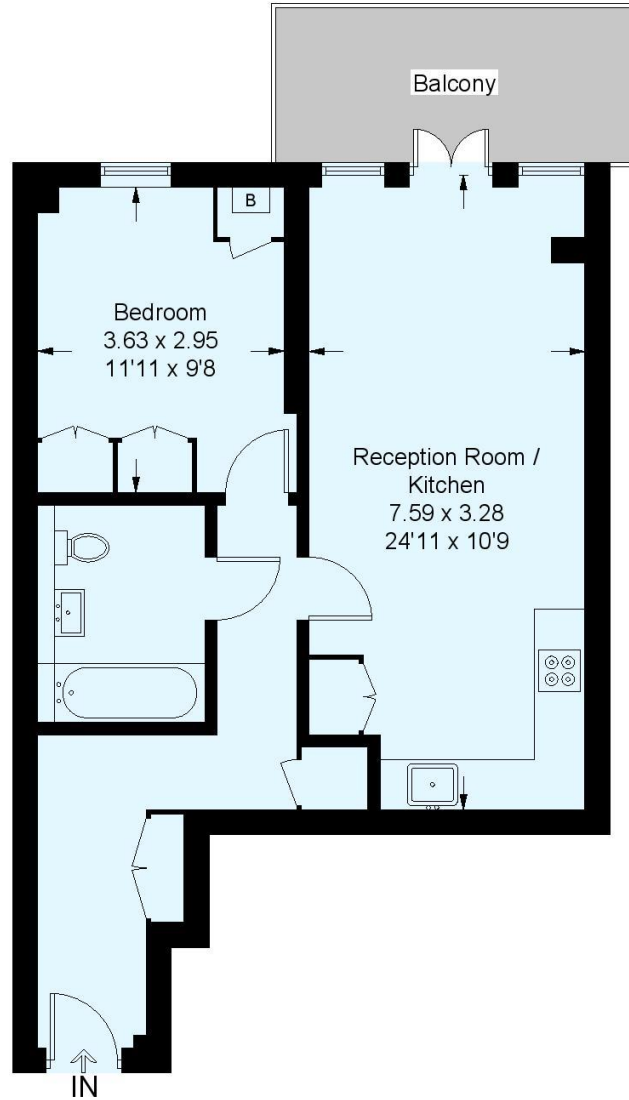
- New Build First Floor Apartment
- Lift to all floors
- One Double Bedroom
- Fitted Closets and Wardrobes
- Modern Bathroom
- 25ft Open-Plan Living Room
- Quality Fitted Kitchen and Appliances
- Private Balcony
- Communal Gardens





Palace Road, SW2

Approximate Floor Area = 53.5 sq m / 576 sq ft



First 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. (ID681729)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 01/01/2141
Service Charge: £1,924 per annum
Ground Rent: £350 Annually (subject to increase)
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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