



NORWOOD ROAD, SE24

OFFERS IN EXCESS OF: £499,500 LEASEHOLD

**A SPACIOUS AND STYLISH TWO-BEDROOM
APARTMENT WITH PRIVATE PATIO, SET WITHIN A
GRADE II LISTED PERIOD BUILDING IN THE HEART
OF HERNE HILL**

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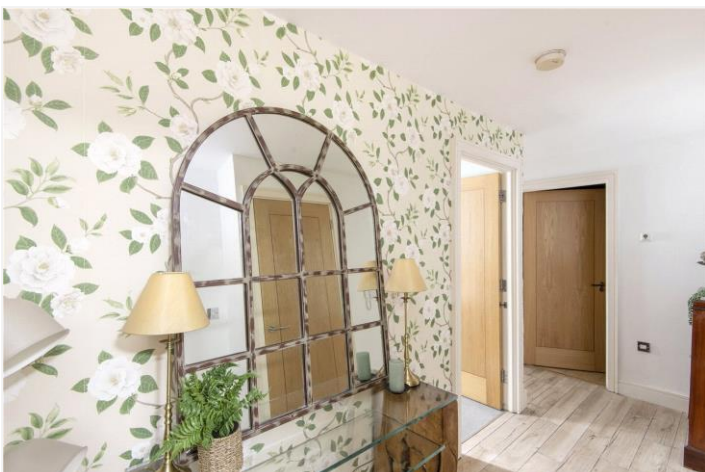


DESCRIPTION:

Nestled within the prestigious Westmoreland Lodge, this charming two-bedroom, two-bathroom apartment combines period elegance with modern comforts. Located on the lower ground floor of a Grade II listed building, this property offers spacious living spanning over 765 sq. ft., complemented by a private L-shaped patio ideal for outdoor entertaining or quiet relaxation.

The open-plan reception and kitchen area features a tasteful blend of carpeted and tiled flooring, plantation shutters, and sleek quartz worktops, exuding both style and practicality. French doors lead directly to the patio, flooding the space with natural light. The principal bedroom includes fitted wardrobes and a newly refurbished en-suite shower room, while the second double bedroom also benefits from built-in storage. A modern family bathroom completes the accommodation, ensuring comfort and convenience.

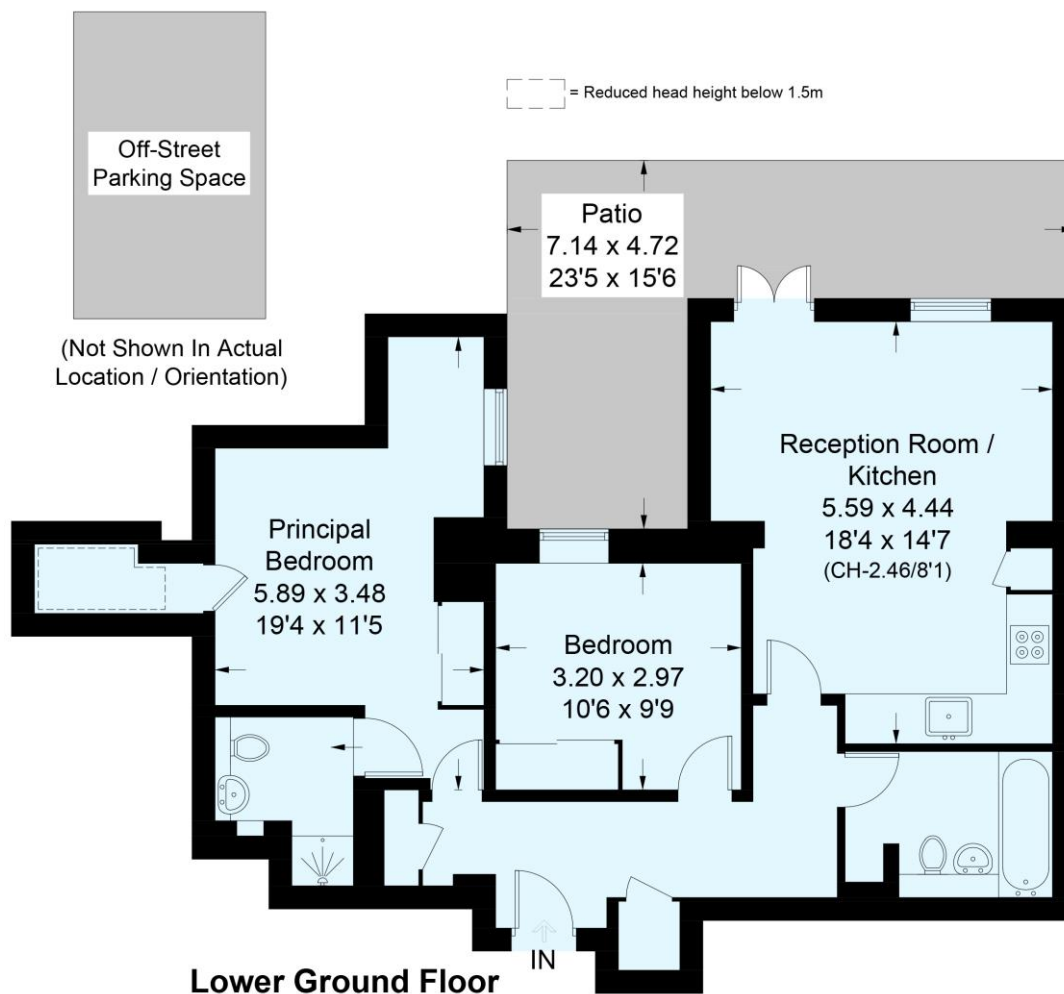
Residents of Westmoreland Lodge enjoy the luxury of designated off-street parking, well-maintained communal grounds, secure bike storage, and an entry phone system. The property is situated opposite the picturesque Brockwell Park and its iconic Lido, with Herne Hill's vibrant village centre, brimming with independent shops, cafes, and restaurants, just moments away.





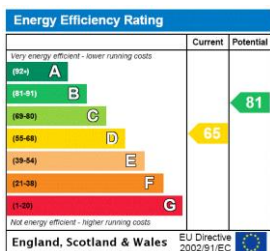
Westmorland House, SE24

Approximate Floor Area = 71.3 sq m / 767 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)



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. (ID894920)

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.



Tenure: Leasehold

Term: 107 year and 5 months

Service Charge: £3944 per annum

Ground Rent: £400 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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