



PALACE ROAD, SW2
OFFERS IN EXCESS OF £450,000 LEASEHOLD

ELEGANT TWO-BEDROOM HOME WITH EXCELLENT LINKS AND GREEN SPACES NEARBY

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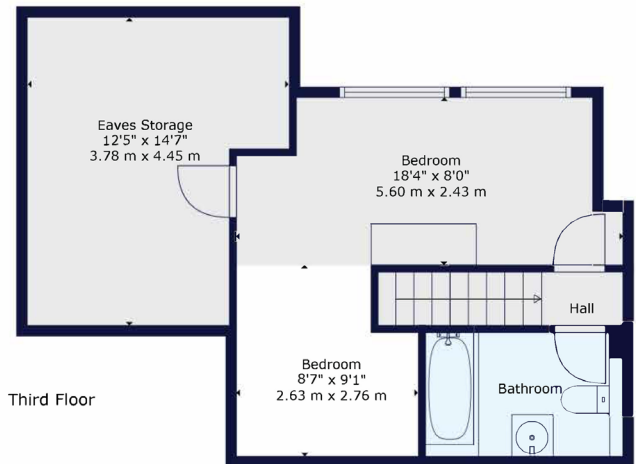
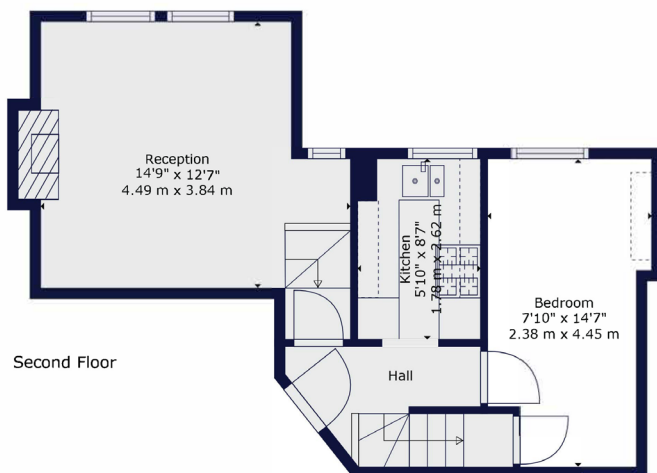


DESCRIPTION:

Step into this beautifully presented two-bedroom flat, situated on the desirable Palace Road. Perfectly balancing period charm with modern functionality, this home offers a serene retreat with excellent access to the city and surrounding areas. Bathed in natural light from large sash windows, this space provides a comfortable setting for both relaxing and entertaining. The room is enhanced by elegant period features, including a decorative fireplace, and neutral tones that create a timeless aesthetic. Adjacent is the sleek, modern kitchen, thoughtfully designed with ample storage, integrated appliances, and polished surfaces to inspire culinary creativity. There are two generously sized bedrooms, both flooded with natural light. The main bedroom is a peaceful sanctuary, while the second bedroom offers versatility, perfect as a guest room, home office, or creative space. The contemporary bathroom is finished to a high standard, featuring chic tiling and a shower-over-bath for ultimate convenience. Adding to the appeal, this home benefits from a dedicated parking space on the driveway and access to a shared garden – a serene retreat perfect for enjoying your morning coffee, cultivating a small garden, or simply relaxing in the fresh air. Palace Road boasts excellent transport links. Brixton is just over 10 minutes away via bus, providing easy access to the Victoria tube line. Thameslink services from Tulse Hill station provide access to London Bridge and quick access to London Victoria is provided via nearby Streatham Hill station. Balham, and Clapham are also within easy reach, offering a vibrant array of shops, restaurants, and entertainment.







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TOTAL: 695 sq. ft, 65 m²
 SECOND FLOOR: 393 sq. ft, 37 m², THIRD FLOOR: 302 sq. ft, 28 m²
 EXCLUDED AREAS: FIREPLACE: 6 sq. ft, 1 m², EAVES STORAGE: 159 sq. ft, 15 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 151 year and 7 months

Service Charge: £2260 per annum

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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