



## Palace Road, London, SW2

£2,200 per month *Unfurnished*



### KEY FEATURES

- Split-level period conversion
- Two bedrooms over separate floors
- Bay-fronted living room
- Stylish modern kitchen
- Contemporary shower room
- Communal garden nearly 100ft
- Off-street parking included
- Excellent transport connections

Set within a handsome period building on Palace Road, this beautifully presented split-level flat combines modern style with original character. Arranged over two floors, the home has been thoughtfully designed to make the most of its light-filled rooms and charming proportions.

The living room, with its elegant bay window, high ceilings, and warm wooden floors, creates an inviting hub for both relaxing and entertaining. Adjoining is a stylish kitchen, finished with wooden worktops, open shelving, and leafy views, adding to the home's distinctive personality. The property offers two comfortable bedrooms, one on each level, providing flexibility for guests, a home office, or sharers. The modern shower room features contemporary fittings, brass accents, and a bold yet calming palette, balancing functionality with flair. Outside, residents enjoy access to a large communal garden extending close to 100 feet, offering a rare green retreat in the heart of London. Off-street parking further enhances the convenience.

Located moments from Tulse Hill and West Norwood, the property is well-placed for independent cafés, shops, and leisure facilities, with excellent transport connections into Central London via London Bridge, Victoria, and Blackfriars.

### Streatham

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

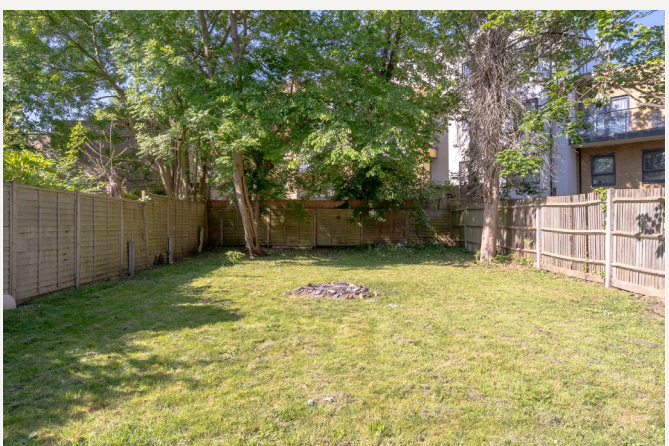
**Winkworth**

for every step...





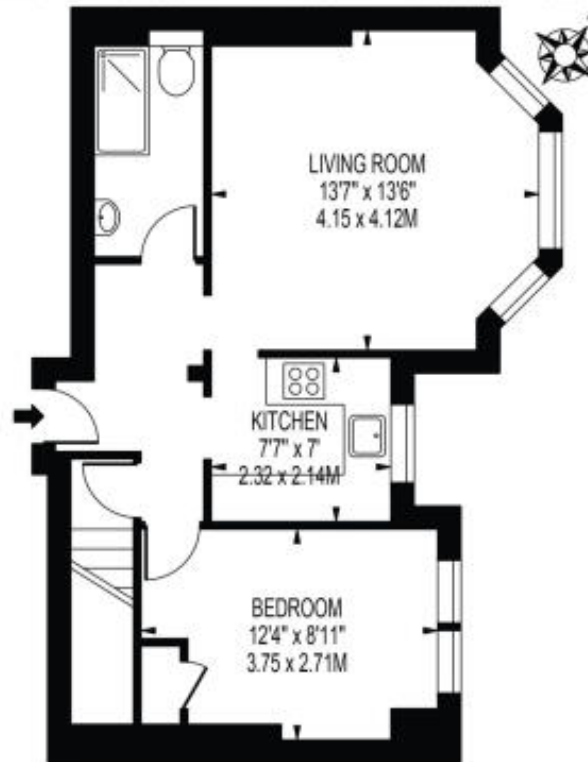




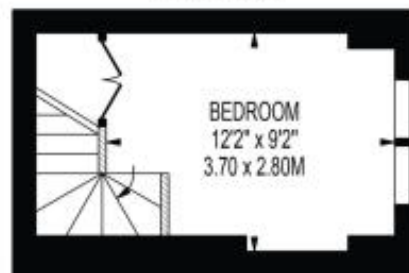


## PALACE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 597 SQ FT • 55.45 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

Holding Deposit: £507.69

Security Deposit: £2538.46

Council Tax Band: B

EPC rating: D

**Streatham**

020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.