



NORWOOD ROAD, SE24
£550,000 LEASEHOLD

Winkworth



NORWOOD ROAD, SE24

This bright and airy split-level two double bedroom apartment with a private section of the garden is situated within a handsome semi-detached Victorian house. This property is located in central Herne Hill close to all the local amenities, the lovely Brockwell Park and its iconic Lido.

Winkworth is delighted to present for sale this split-level top floor two double bedroom Victorian conversion apartment. The accommodation briefly comprises of an entrance hall with a storage cupboard and two double bedrooms (one with fitted wardrobes) overlooking the garden. There is a modern shower room with a wash hand basin and a WC and to the front of the property, is a large kitchen/reception room which has a West facing aspect, perfect for catching the evening sun. The modern fitted kitchen has a vast range of wall and base units, integrated appliances and a breakfast bar and the reception area has ample space for a large dining table & chair. The property also has the added benefit of a private section of the garden at the rear of the shared garden which is decked, perfect for summer entertaining/BBQs. The property is located in central Herne Hill close to a popular range of restaurants & shopping amenities, a railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & iconic Lido.

AT A GLANCE

- Victorian Conversion
- Top Floor Flat
- Two Double Bedrooms
- Private Section of Garden
- Double Glazed Windows
- Shower Room
- Open Plan Kitchen/Reception Room
- Leasehold
- Excellent Transport Links
- Sole Agents

LOCATION

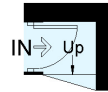
Herne Hill



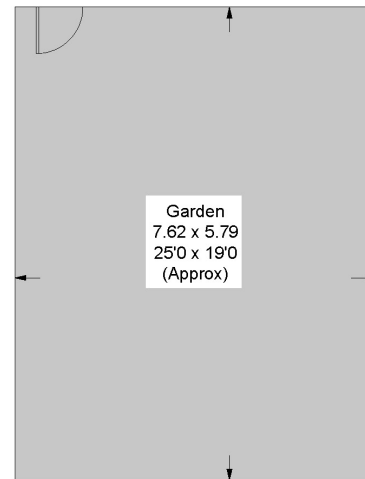


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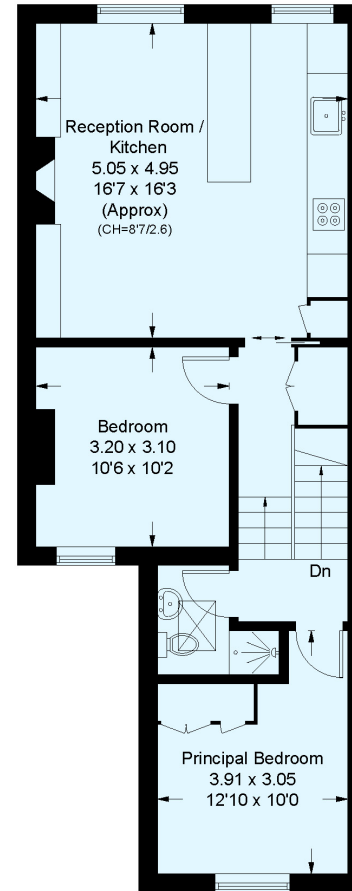
Approximate Floor Area = 58.9 sq m / 634 sq ft



First Floor
0.9 sq m / 10 sq ft




Ground Floor



Second Floor
58 sq m / 624 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. (ID833338)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(49-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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