



## Norwood Road, SE24

Offers IEO: £500,000 *Share of Freehold*

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### KEY FEATURES

- Two-bedroom first-floor conversion
- Bright reception
- Smartly fitted kitchen
- Modern tiled bathroom
- Close to Brockwell Park & Lido
- Excellent transport links nearby

Tucked away on the first floor of an elegant period conversion, this well-proportioned two-bedroom flat is ideally positioned between the green spaces of Brockwell Park and the convenience of both Tulse Hill and Herne Hill. With excellent natural light, generous room sizes, and scope to personalise, the home offers an appealing blend of character and potential.

A welcoming hallway leads into a bright and airy reception room with large windows and ample space for both relaxing and dining. The separate kitchen is smartly fitted with contemporary cabinetry and a tiled splashback, making great use of the space. Both bedrooms are doubles, with the second room offering flexibility as a guest space, nursery or home office. A modern tiled bathroom completes the internal layout, while the hallway also provides useful storage options.

Ideally located for Herne Hill's Sunday market and Brockwell Lido, the flat is within easy walking distance of both Herne Hill and Tulse Hill stations, with direct trains to London Victoria, Blackfriars, and London Bridge.

### Herne Hill

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**TOTAL: 609 sq. ft, 57 m<sup>2</sup>**  
**FIRST FLOOR: 609 sq. ft, 57 m<sup>2</sup>**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** C

**EPC rating:** D

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