



Palace Road, SW2
Offers in Excess of £1,800,000

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In general

- A substantial double fronted Victorian house
- Particularly spacious - 3269 sq ft
- 7 bedrooms, 2 bathrooms
- 3 reception rooms
- Kitchen/breakfast room
- Utility room, cloakroom, large cellar
- Beautiful, mature 134' rear garden
- Large driveway providing off street parking
- Sought after and central location
- Very well presented throughout



In detail

A substantial double fronted Victorian family house for sale located on this particularly sought after residential road ideal for access to nearby Dulwich Village and Herne Hill.

With a gross internal area of 3269 sq ft this impressive property offers excellent living space arranged over 4 floors comprising 7 bedrooms, 2 bathrooms, 3 reception rooms, kitchen/breakfast room, utility room, cloakroom and large cellar. Externally to the front there is a large drive providing off street parking for several cars and to the rear a beautiful, south facing 134' mature garden.

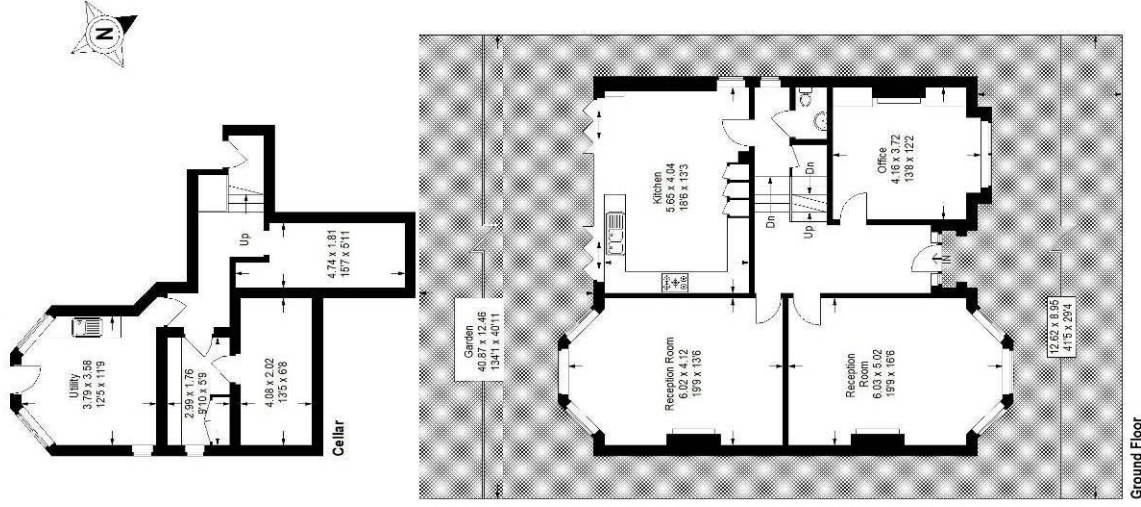
Palace Road is well located for access to nearby Dulwich Village and Herne Hill with their outstanding schools, numerous parks, cafes and restaurants. Excellent rail links to central London are from nearby Tulse Hill station (London Bridge, Thameslink).

Large family houses of this style and in this location rarely come to the market and early viewing is therefore advised. EPC - E

Floorplan

Palace Road, SW2

Approximate Gross Internal Area
 Cellar = 45.8 sq m / 493 sq ft
 Ground Floor = 106.3 sq m / 1144 sq ft
 First Floor = 104.0 sq m / 1119 sq ft
 Second Floor (Excluding Eaves)
 31.9 sq m / 343 sq ft
 Third Floor = 16.7 sq m / 169 sq ft
 Total = 303.7 sq m / 3269 sq ft



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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions.
 Stairs and compass bearings before making any decisions reliant upon them

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