



Palace Road SW2  
£380,000

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# In general

- Two double bedrooms
- Purpose built apartment
- Private balcony
- Close to Tulse Hill Station
- Chain free
- EPC: B

# In detail

Stunning two double bedroom apartment in this desirable modern block ideally located for Tulse Hill station and the amenities of West Norwood.

Kingsdown Point on Palace Road offers easy access into Central London and the West End with regular services from Tulse Hill station (0.1 miles) into London Bridge (19 mins), London Blackfriars (16 mins),

Farringdon (21 mins) and St Pancras (25 mins). As well as the shops and restaurants on Norwood Road, there are excellent local parks and green spaces as well as bus connections into the neighbouring Brixton, Herne Hill and Dulwich.

The first-floor property boasts over 580 Sq Ft of internal space as well as a small stand-on balcony. There is a 13-ft x 10-ft reception room which is open-plan to the modern fitted kitchen, two double bedrooms and a spacious bathroom.

This is an ideal first-time purchase for those that will benefit from the excellent transport links and the ability to comfortably work from home.

EPC: B | Council Tax Band: C | Lease Term Remaining: TBC | SC: TBC | GR: TBC | BI: TBC

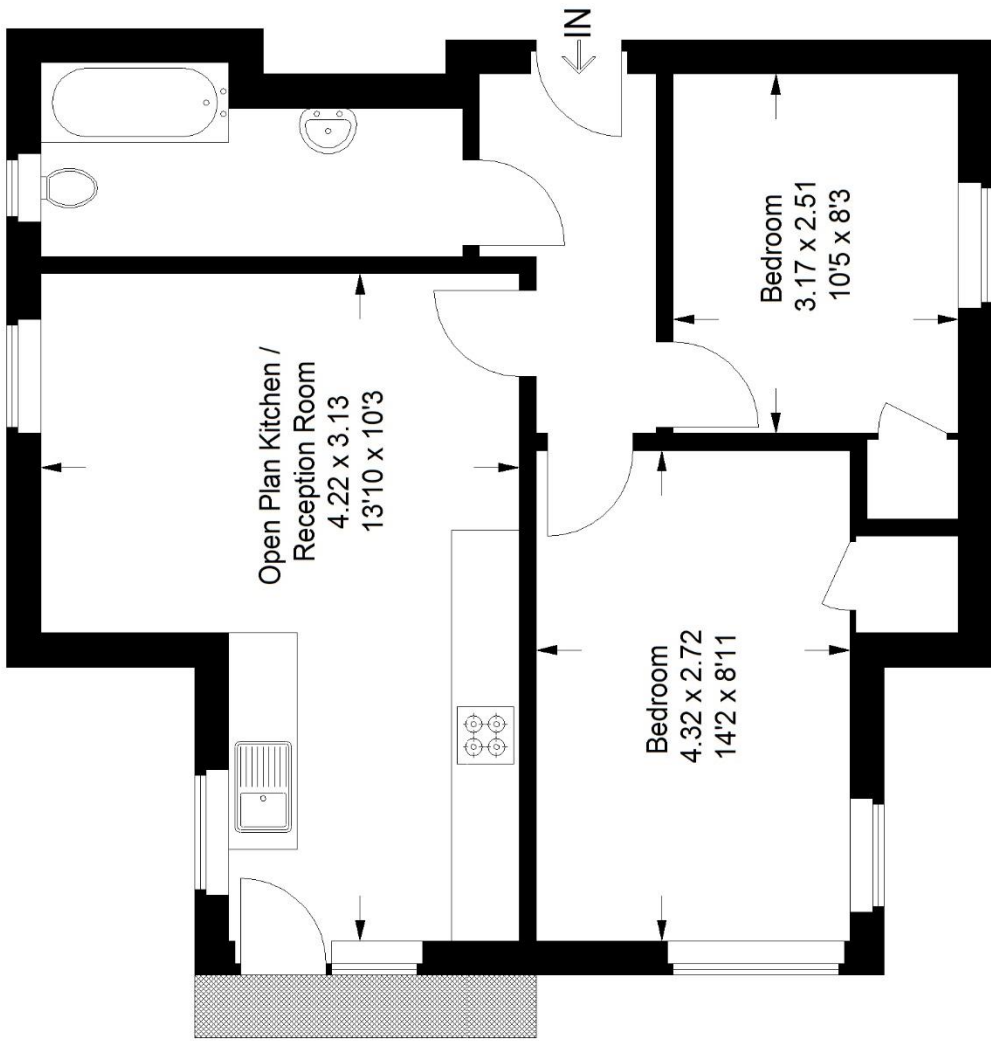


# Floorplan

## Kingsdown Point SW2

Approximate Gross Internal Area

54.0 sq m / 581 sq ft



### First Floor

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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, shapes and

compass bearings before making any decisions reliant upon them.

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

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