



Palace Road SW2 3JX
£275,000

0208 702 9888
pedderproperty.com

pedder



In general

- Period Property
- Large Garden
- Parking
- Modern Kitchen
- Modern Bathroom
- Good Travel Links
- Chain Free
- Share of Freehold

In detail

Pedder are delighted to offer for sale this one-bedroom ground floor flat conversion in this stunning detached building on the desirable Palace Road, SW2.

Beautiful Victorian conversion flat comprising a spacious living room and bedroom, which benefit from lots of natural light and back onto an attractive south facing garden, plus an immaculate fitted kitchen and modern bathroom.

Palace Road is a wide, tree-lined residential street ideally located for access into The City and West End via Tulse Hill station with regular services into London Bridge and Thameslink services to London Blackfriars, Farringdon and St Pancras.

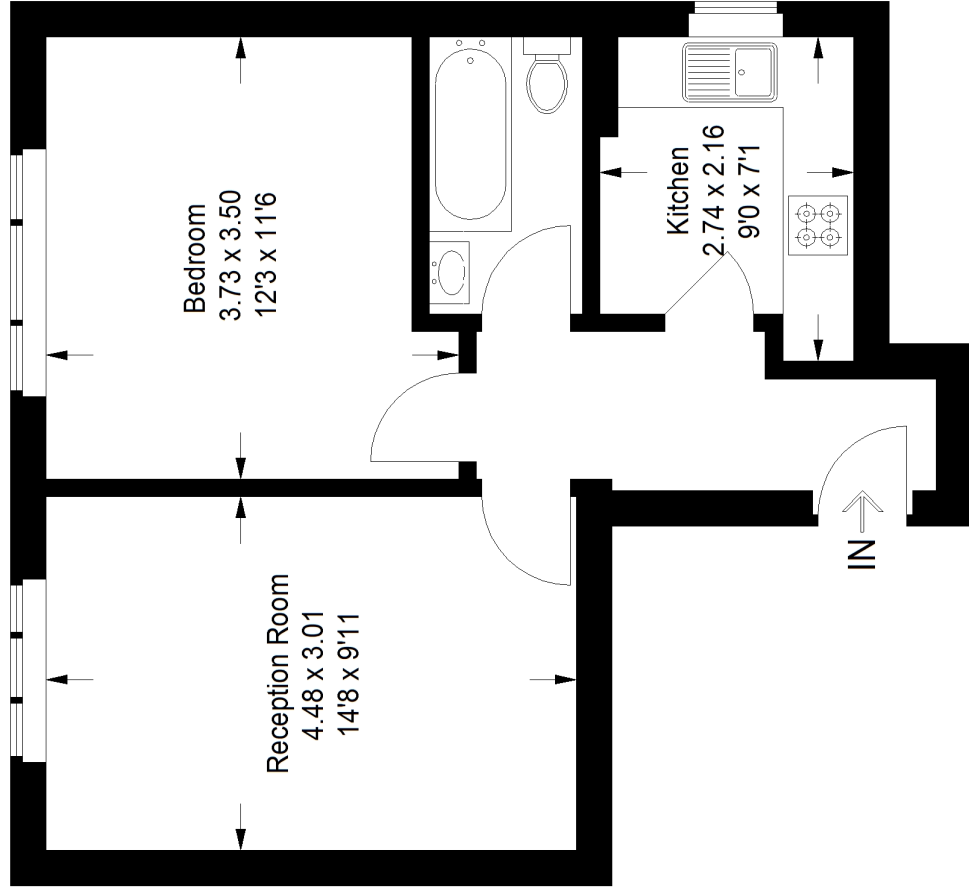
There are a host of local amenities, bars, restaurants, good schools and parks as well as a host of bus connections into the neighbouring Herne Hill, Brixton and Dulwich. The property is offered to the market with no ongoing chain.

EPC: D



Floorplan

Palace Road, SW2
Approximate Gross Internal Area
40.9 sq m / 440 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2021
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		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.