



Norwood Road SE24
£485,000

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In general

- Two double bedrooms
- Light & Airy
- Modern Kitchen
- Good location
- Share of Freehold
- Period features
- Overlooking Brockwell park

In detail

We are delighted to offer to the market this 2 double bedroom split level period conversion flat for sale on Norwood Road, a popular location boasting far reaching views across the vast expanse of Brockwell Park.

The property is neutrally decorated throughout, has large sash windows affording natural light and stripped floorboards throughout. The property further benefits from having very high ceilings in most of the rooms and has a Share of the Freehold.

The kitchen offers a good range of modern wall and base units, integrated oven, hob & microwave, integrated fridge/freezer and has a breakfast bar, the lounge area has a feature fireplace and shelving to both alcoves. There are two double bedrooms with views across neighbouring gardens and a bathroom.

Norwood Road is a sought after location with a small selection of 'everyday' shopping amenities nearby, various bus routes traverse the road and Herne Hill centre offers a popular range of shopping & restaurant amenities, railway station (Victoria, Thameslink, Blackfriars) and the delights of Brockwell Park with its cafe & lido. Early viewings are highly recommended.

EPC: E | Council Tax Band: C



Floorplan

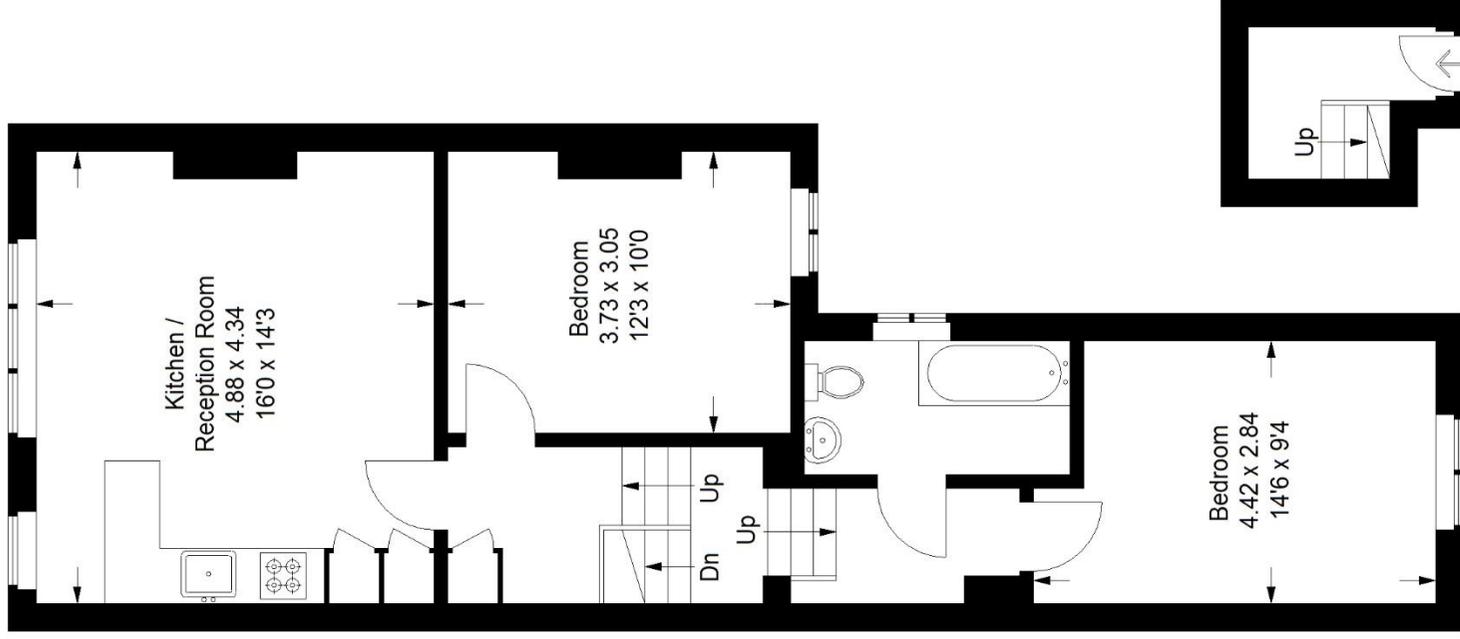
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Approximate Gross Internal Area

First Floor = 3.1 sq m / 33 sq ft

Second Floor = 60.5 sq m / 651 sq ft

Total = 63.6 sq m / 684 sq ft



Second Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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