



Norwood Road SE24
£425,000-450,000

0208 702 9555
pedderproperty.com

pedder



In general

- Ground floor flat
- Private front garden & rear shingled area
- Spacious reception
- Kitchen/dining room
- Double bedroom
- Close to transport links

In detail

Spacious ground floor flat in close distance to the vast delights of Brockwell Park with its cafe & lido.

The accommodation comprises reception room with large bay windows with stained top lights and secondary double glazing, feature fireplace, cornicing, ceiling rose, stripped floorboards and shelving to alcoves; the kitchen has ample space to dine and gives access through a corridor to the private section of garden which is split level with a decked edging, seat, afternoon & evening sun and room for alfresco dining.

There is a bright double bedroom with similar period features as reception room, bathroom and cellar for storage as well.

The property further benefits from owning the front garden, and there is side access to the rear garden too. The property further benefits from having a long lease - 900+ years.

Norwood Road is a popular location with a small selection of 'everyday' shopping amenities and local bus routes.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victorian, Thameslink, Blackfriars) and the vast expanse of Brockwell Park, a wide selection of buses traverse the local roads. The property is also 0.2 miles from Tulse Hill Station (London Bridge and Thameslink).

Early viewings are highly recommended.

EPC: D | Council Tax Band: C | Lease Remaining: 970 years | GR: £0 | SC: £70 pcm | BI: inc in SC



Floorplan

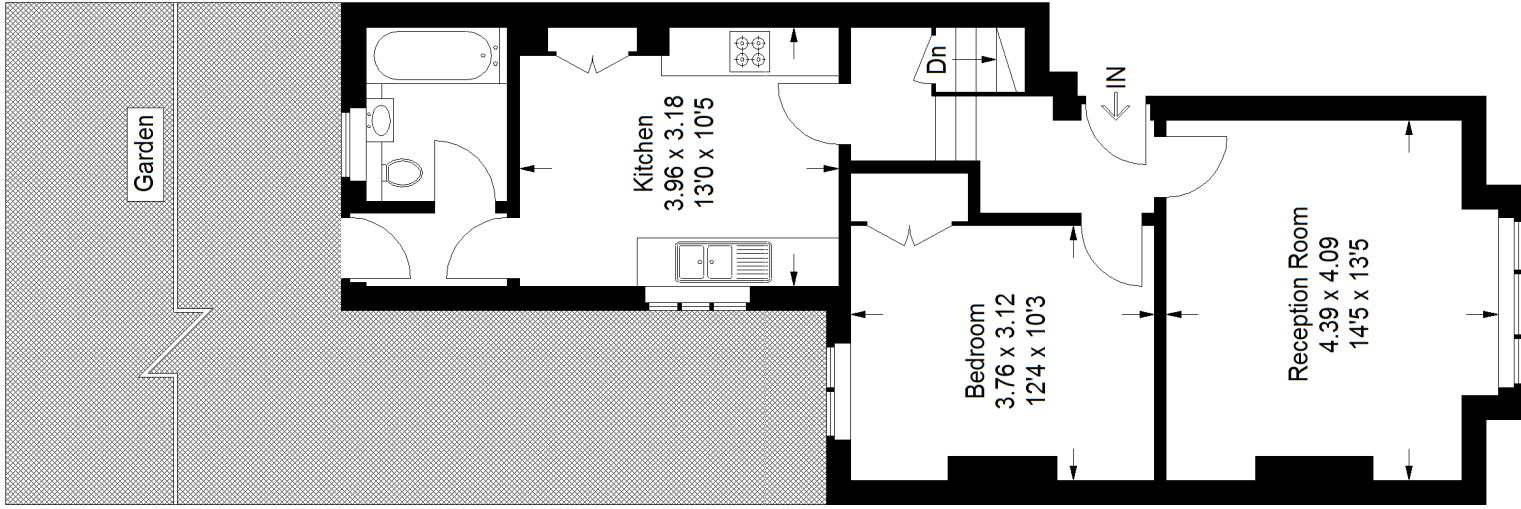
Norwood Road, SE24

Approximate Gross Internal Area

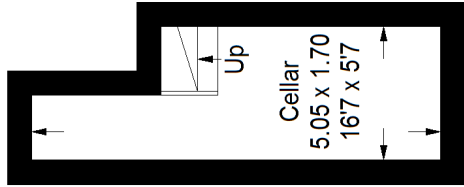
Cellar = 7.0 sq m / 75 sq ft

Ground Floor = 56.8 sq m / 611 sq ft

Total = 63.8 sq m / 687 sq ft



Ground Floor



Cellar

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 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.

Copyright www.pedderproperty.com © 2022
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.