



Palace Road SW2
OIEO £400,000

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In general

- Purpose built apartment
- Two double bedrooms
- Lounge/ kitchen combined
- Private balcony
- Access to Tulse Hill station
- Beautifully presented throughout

In detail

Pedder are delighted to offer for sale this stunning two double bedroom apartment in this desirable modern block ideally located for Tulse Hill station and the amenities of West Norwood.

This second-floor property boasts over 576 Sq Ft of internal space as well as a stand-on balcony. There is a 17-ft x 16-ft reception room which is open-plan to the modern fitted kitchen, two double bedrooms and a spacious modern 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.

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.

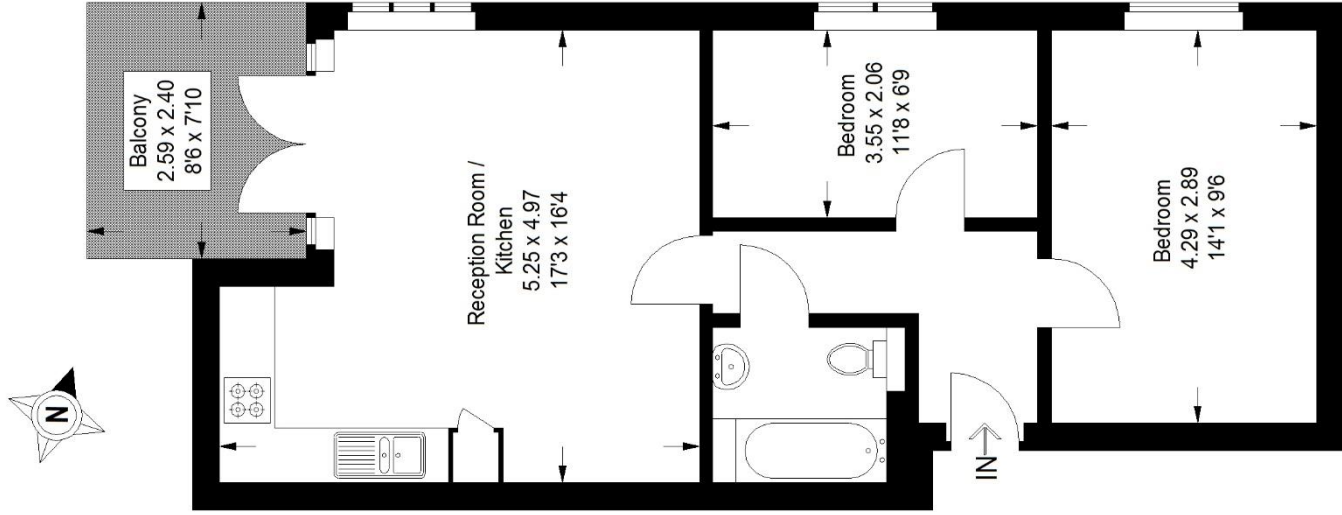
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Floorplan

Kingsdown Point

Approximate Gross Internal Area
53.5 sq m / 576 sq ft



Second 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		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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