



Norwood Road SE24
£550,000

0208 702 9555
pedderproperty.com

pedder



In general

- Split level, top floor period conversion
- Three bedrooms
- Two bathrooms
- Spacious open plan lounge/kitchen
- Excellent natural light
- Plentiful storage
- Moments to Brockwell Park
- Close to transport links

In detail

A spacious apartment set over the top two floors of this well-proportioned Victorian residence within immediate proximity of Brockwell Park and the amenities of Herne Hill.

The accommodation comprises a large reception room benefitting from excellent floor to ceiling height and natural light via the large, original sash windows. The room presents a feature fireplace and ample space for a large sofa, table and chairs. The open plan space leads into the kitchen which boasts a vast range of wall and base units as well as integrated appliances.

The principal top floor bedroom benefits an en suite shower room as well as views of Brockwell Park and beyond. There are two further double bedrooms and a family bathroom.

Property further benefits from being Share of Freehold.

Norwood Road is a popular location with easy access to Herne Hill via a short walk through Brockwell Park to a popular range of restaurants, shopping amenities and Herne Hill Train Station.

EPC: D | Council Tax Band: C | Lease Remaining: 993 years | GR: £ 0 | SC: £0 | BI: £ 584.13 PA



Floorplan

Norwood Road, SE24

Approximate Gross Internal Area

First Floor = 3.3 sq m / 36 sq ft

Second Floor = 56.4 sq m / 607 sq ft

Third Floor (Excluding Loft Space)

17.7 sq m / 190 sq ft

Total = 77.4 sq m / 833 sq ft



Second Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	73 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.