



Palace Road SW2  
£300,000

0208 702 9888  
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# In general

- One double bedroom
- Excellent location
- Integrated kitchen
- Light and airy
- Modern

# In detail

A modern one bedroom ground floor maisonette on the popular Palace Road, SW2.

The apartment consists of a modern bathroom, fully fitted kitchen, good size double bedroom, large lounge with French doors leading to a private outside space.

Presented to market with a long lease, this is a perfect opportunity for first time buyers or investors due to its excellent location close to all amenities that West Norwood has to offer.

Located close Tulse Hill Station and a short walk from West Norwood station as well as bus connections into the neighbouring Brixton, Herne Hill and Dulwich.

Early viewing recommended.

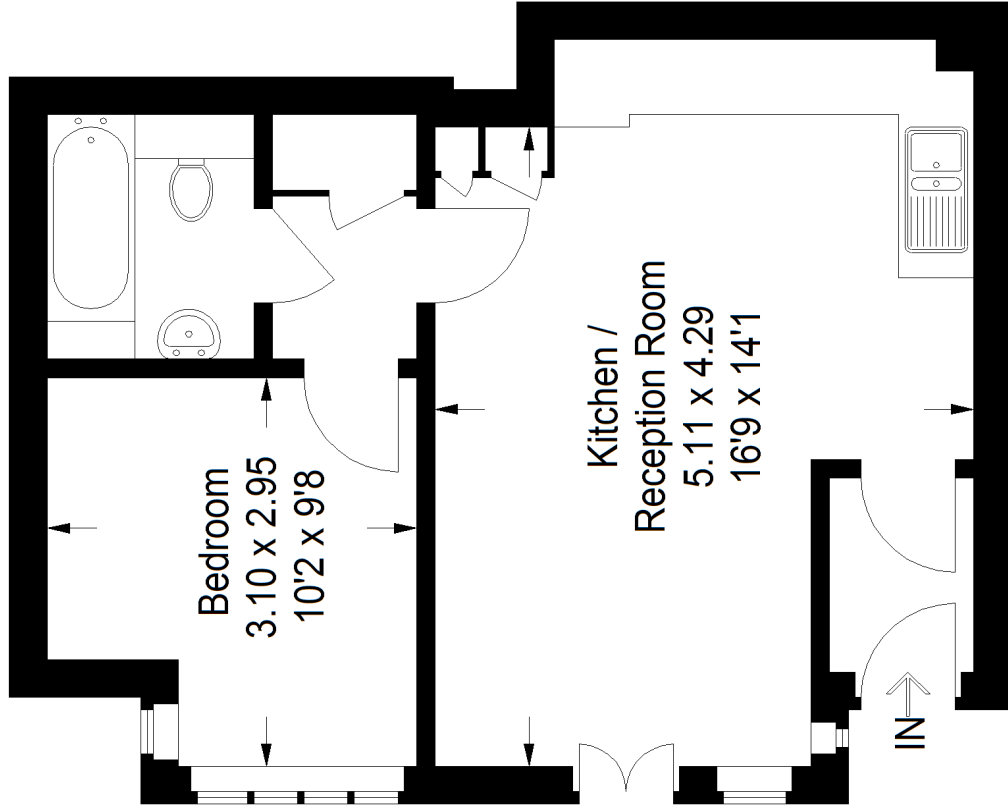
EPC: C | Council Tax Band: C | Lease Remaining: 135 years 5 months | GR: £150 PA | SC: approx. £270 every quarter | BI: Covered by Freeholder



# Floorplan

## Kingsdown Point, SW2

Approximate Gross Internal Area  
38.9 sq m / 419 sq ft



### Ground 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	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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