



Norwood Road, SE24 | Offers In Excess Of £425,000

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## In General

- Immaculately presented
- Open plan modern living
- Split level accommodation
- Large bedroom with en-suite
- Private patio area
- Close to transport links

## In Detail

Early viewings are highly recommended on this spacious one bedroom, split-level apartment for sale on Norwood Road opposite the vast expanse of Brockwell Park, SE24.

The property is immaculately presented with wood flooring throughout the ground floor, and the reception/dining room/kitchen are all open-plan. There is a deep built-in cupboard within the reception area providing valuable storage, and there are floor to ceiling sliding patio doors give access to a small private patio area. The kitchen has a modern range of wall & base units, integrated fridge/freezer & washer/dryer. There is also a ground floor wc.

On the first floor is a 20'2 x 18'3 bedroom with built-in sliding door wardrobes to one wall, sliding patio doors with a Juliette balcony, and there is an en-suite bathroom/shower room.

The property further benefits from having a large communal roof terrace with far reaching views across Herne Hill and over Brockwell Park, and there is a secure communal bike store.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and a selection of bus routes traverse both Norwood & Croxted Roads.

EPC: B | Council Tax Band : C | Lease: 982 years remaining | SC: £1,600 pa | GR: £ 400 pa | BI: TBC





# Floorplan

Norwood Road, SE24

Approximate Gross Internal Area  
66.9 sq m / 720 sq ft



First Floor



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
102 plus) A		
(81-101) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
81	81	
England & Wales		
EU Directive 2002/91/EC		

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