



Norwood Road, SE24 | £450,000

02087029555

[hernehill@pedderproperty.com](mailto:hernehill@pedderproperty.com)

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# In General

- Chain Free
- High ceilings
- Large windows with views over park
- Spacious reception/dining room
- Stylish kitchen area
- Double bedroom with built in wardrobes
- Communal rear garden & bike store
- Private allocated parking bay
- Internal viewing recommended
- Close to transport links

# In Detail

Chain Free. An immaculately presented one double bedroom hall-floor flat, forming part of a substantial detached property ideally positioned just off Norwood Road in SE24.

The accommodation is beautifully proportioned and finished to a high standard throughout. The spacious reception room features large front-facing windows with leafy views across Brockwell Park and offers ample space for both living and dining. The open-plan kitchen is sleek and contemporary, fitted with a stylish range of wall and base units and a full suite of integrated appliances including a slimline dishwasher, fridge/freezer, washer/dryer, induction hob, oven and microwave.

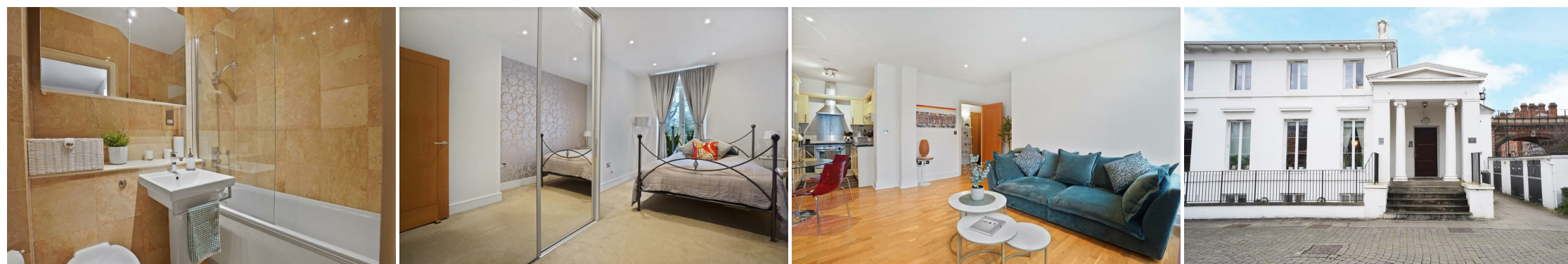
The double bedroom is equally impressive, with floor-to-ceiling windows overlooking the front aspect and a large mirrored sliding-door wardrobe providing excellent storage. The fully tiled bathroom comprises a bath with shower attachment, wc and pedestal wash hand basin.

Further benefits include high ceilings throughout, a private allocated parking bay, communal bike storage and access to a communal rear garden.

Herne Hill's excellent selection of shops, cafés and restaurants are moments away, along with the mainline station offering direct services to Victoria, Thameslink and Blackfriars. Brockwell Park is also close by and remains a firm favourite with dog walkers, fitness enthusiasts and local families alike. A selection of bus routes traverse local roads.

Early internal viewing is highly recommended to fully appreciate this exceptional property.

EPC: D | Council Tax Band: C | Lease: 106 years remaining | SC: £3,296 pa | GR: £400 pa | BI: Inc. In SC



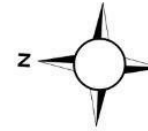
# Floorplan

Westmoreland Lodge, SE24

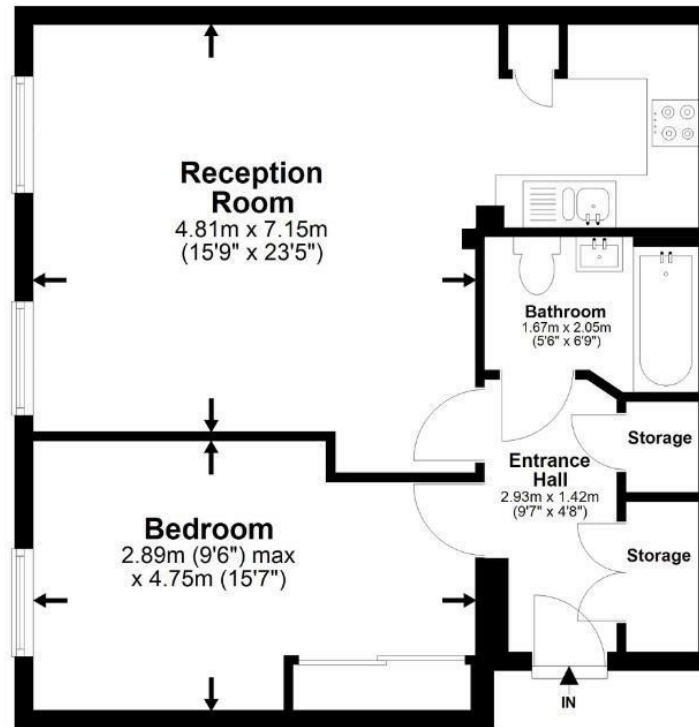
Total\* = 63 sq m / 678.1 sq ft

Raised Ground Floor = 63 sq m / 678.1 sq ft

☐ = Reduced head room below 1.5m



## Raised Ground Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		62	69
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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