



Norwood Road, SE24 | £585,000

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# In General

- Garden flat
- Spacious reception
- Glazed roof to kitchen
- 2 double bedrooms
- Private rear garden
- High ceilings & cornicing
- Close to transport routes
- Share of Freehold

# In Detail

A delightful 2 double bedroom garden flat for sale on Norwood Road overlooking the vast expanse from Brockwell Park.

The property is well presented throughout, there is a spacious reception room leading to the kitchen & dining area, the kitchen offers a range of cupboards & open shelving, plumbing for washing machine & dishwasher and there is ample space for a table & chairs in the dining area, which is a perfect space to entertain. There is a bathroom & separate wc, and an understairs storage cupboard.

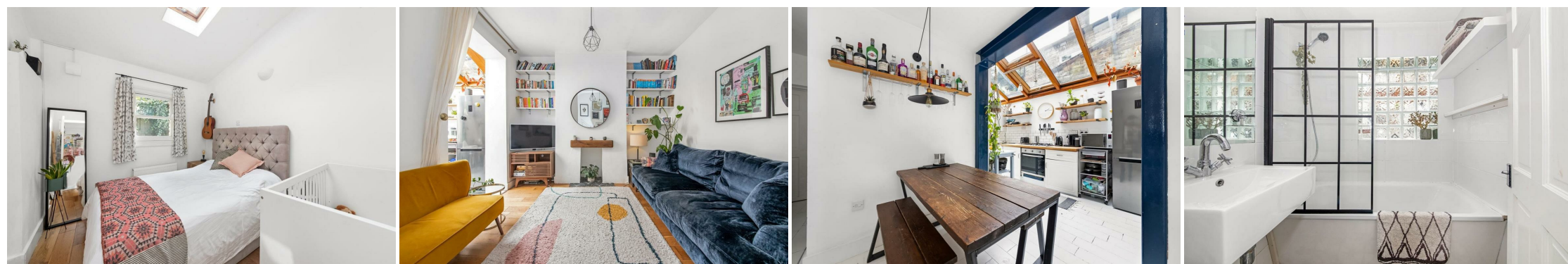
The front double bedroom has a bay window to front (with shutters) and built in wardrobes, and the rear double bedroom has a window overlooking the garden.

To the rear is a South facing decked rear garden, and a shared front garden, both with shed storage.

The property further benefits from being a Share of Freehold.

Central Herne Hill offers a popular range of restaurant & shopping amenities and the railway station (Victoria, Thameslink, Blackfriars) and local bus routes traverse Norwood Road.

EPC: TBC | Council Tax Band: C | Lease: 100 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £200.00 pa



# Floorplan

Norwood Road, SE24

Approximate Gross Internal Area  
62.9 sq m / 677 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		65	70
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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