

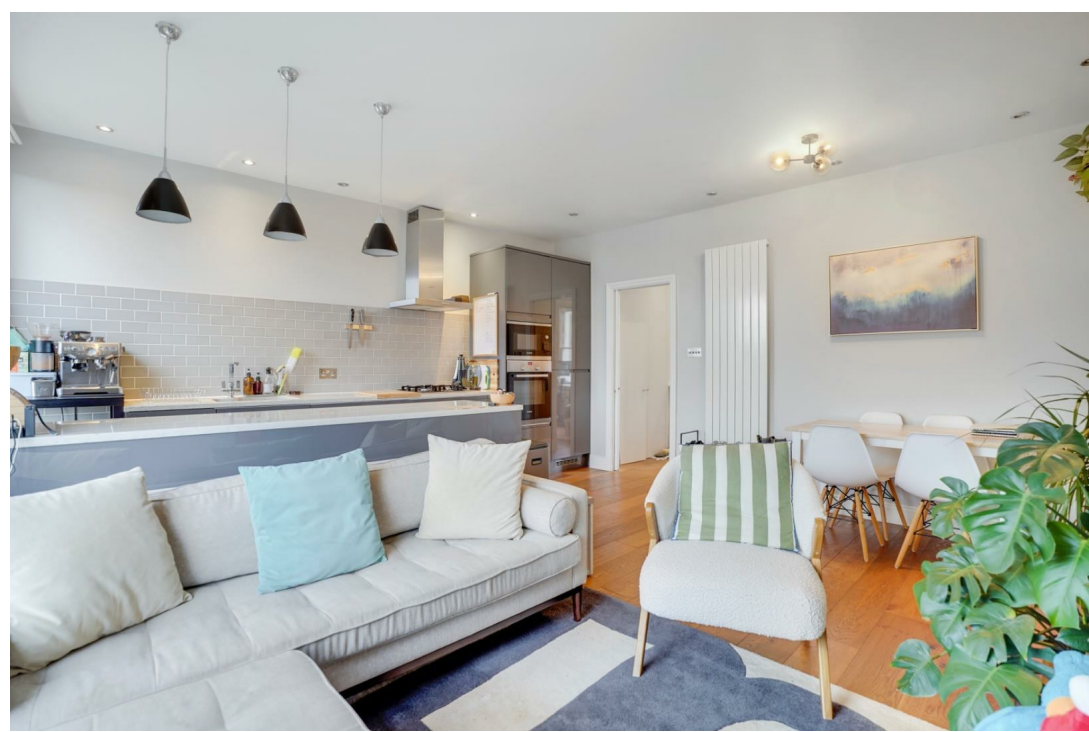


Norwood Road, SE24 | Guide Price £525,000

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# In General

- Well presented throughout
- Open plan reception/kitchen
- Two double bedrooms
- Shower room
- Private garden to rear
- Close to transport links
- Near Brockwell Park
- Timber double glazed windows
- Chain Free

# In Detail

Guide Price: £525,000 - £550,000. We are delighted to present to the market this well presented two double bedroom split-level flat on Norwood Road SE24.

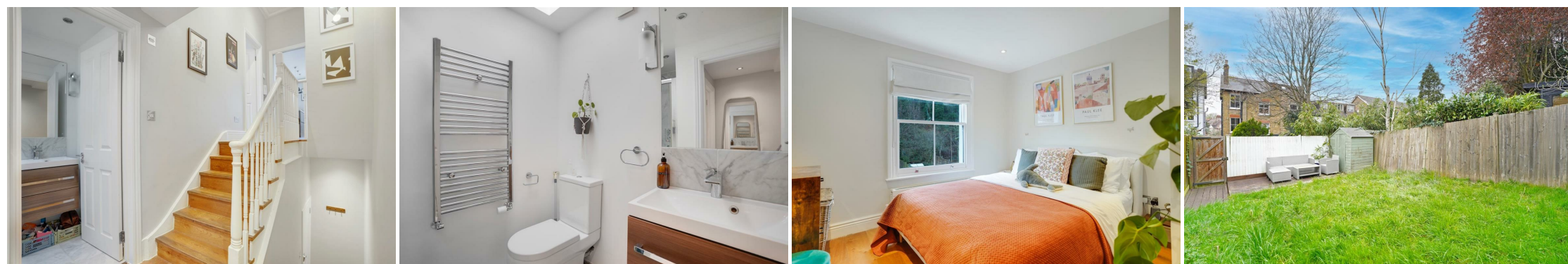
The property is neutrally decorated throughout, benefits include wooden double glazed windows throughout, own section of private garden to rear and being offered Chain Free.

The accommodation comprises a good-sized reception room with large windows to front affording plenty of natural light, feature cast iron fireplace and there are built-in cupboards & shelving to both alcoves. There is ample space for a dining table & chairs. An open plan kitchen offers a stylish range of wall & base units with integrated appliances. The principal bedroom has a sash window to rear overlooking neighbouring gardens, the second bedroom is a double and there is a shower room.

A private garden section is accessed via a secure side gate, the garden is mainly laid to lawn, there is plenty of room for al-fresco dining, entertaining friends and barbecues on a hot sunny day.

Herne Hill centre offers a selection of popular restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park. There are numerous bus routes on neighbouring roads.

EPC: C | Council tax band: B | Lease: 87 years remaining | GR: £10 | SC: £978.69 | BI: incl. in SC




# Floorplan

Norwood Road, SE24

Total\* = 57 sq m / 613.2 sq ft

Top Floor Flat = 54.4 sq m / 586.5 sq ft

Upper Ground Floor = 2.5 sq m / 26.7 sq ft

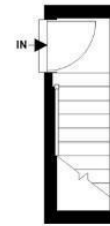
 = Reduced head room below 1.5m



## Top Floor Flat



## Upper 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		69	76
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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