



Norwood Road, SE24 | Guide Price £475,000

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## In General

- First floor conversion
- Spacious reception/kitchen
- Large bay window to main bedroom
- Second bedroom
- Bathroom
- Garden
- Highly recommended
- Close to transport

## In Detail

We are delighted to bring to the market this spacious two bedroom first floor conversion flat within a substantial detached house on Norwood Road SE24.

The accommodation comprises a good-sized reception room with windows to side and door to the garden, the kitchen is set just off with a range of wall & base units, inset oven & hob, plumbing for washing machine and space for fridge/freezer. The principal bedroom has a large bay window to front affording plenty of natural light, the second bedroom/study room would be ideal for visitors and/or those working from home. A spacious bathroom is on an offset landing, adding to the character of the flat.

A door from the reception area leads you to a share of the rear garden, there is a paved terrace ideal for entertaining, and a variety of shrub & tree borders. A shared side passage is ideal for accessing with bicycles etc...

Norwood Road is a popular location, there are a small selection of shops nearby. Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe. Local bus routes traverse Norwood and nearby roads.

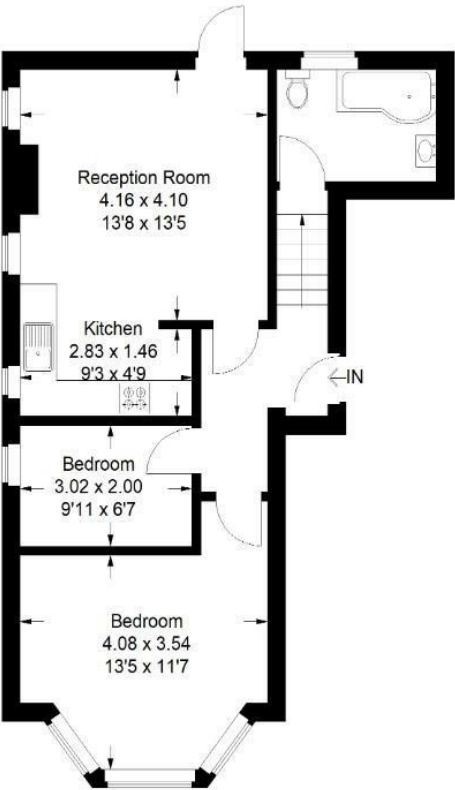
EPC: C | Council Tax Band: C | Lease: 167 years remaining | SC: £995 | GR: peppercorn | BI: incl in SC



# Floorplan

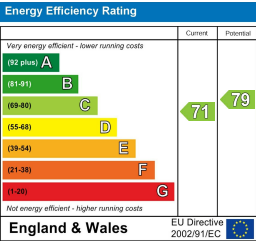
Norwood Road SE24

Approximate Gross Internal Area  
55.1 sq m / 593 sq ft



## First Floor

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