



Palace Road, SW2
Offers in excess £485,000

0208 702 9888
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In general

- Delightful private garden
- Own entrance
- Well decorated throughout
- Easy access to transport links
- Offered to the market chain free

In detail

A stunning two bedroom Victorian conversion flat, with it's own front door and private garden, situated on the tree-lined Palace Road, now available to purchase.

The flat, which is set to the rear of the building for a quiet retreat, is well decorated throughout whilst also maintaining it Victorian charm. The property consists of two bedrooms, stylish shower room, a comfortable living area leading to a well-appointed kitchen and it's direct garden access. The master bedroom includes two large fitted double wardrobes, while the second bedroom serves as a versatile space suitable for a child's room or a home office.

Palace Road is conveniently positioned off Norwood Road, with Tulse Hill station just 0.2 miles away serving London Bridge and City Thameslink, as well as being well located for shops, cafe's and bars, as well as being close to Brockwell Park.

A further benefit includes the property being sold chain free. Early viewing is recommended.

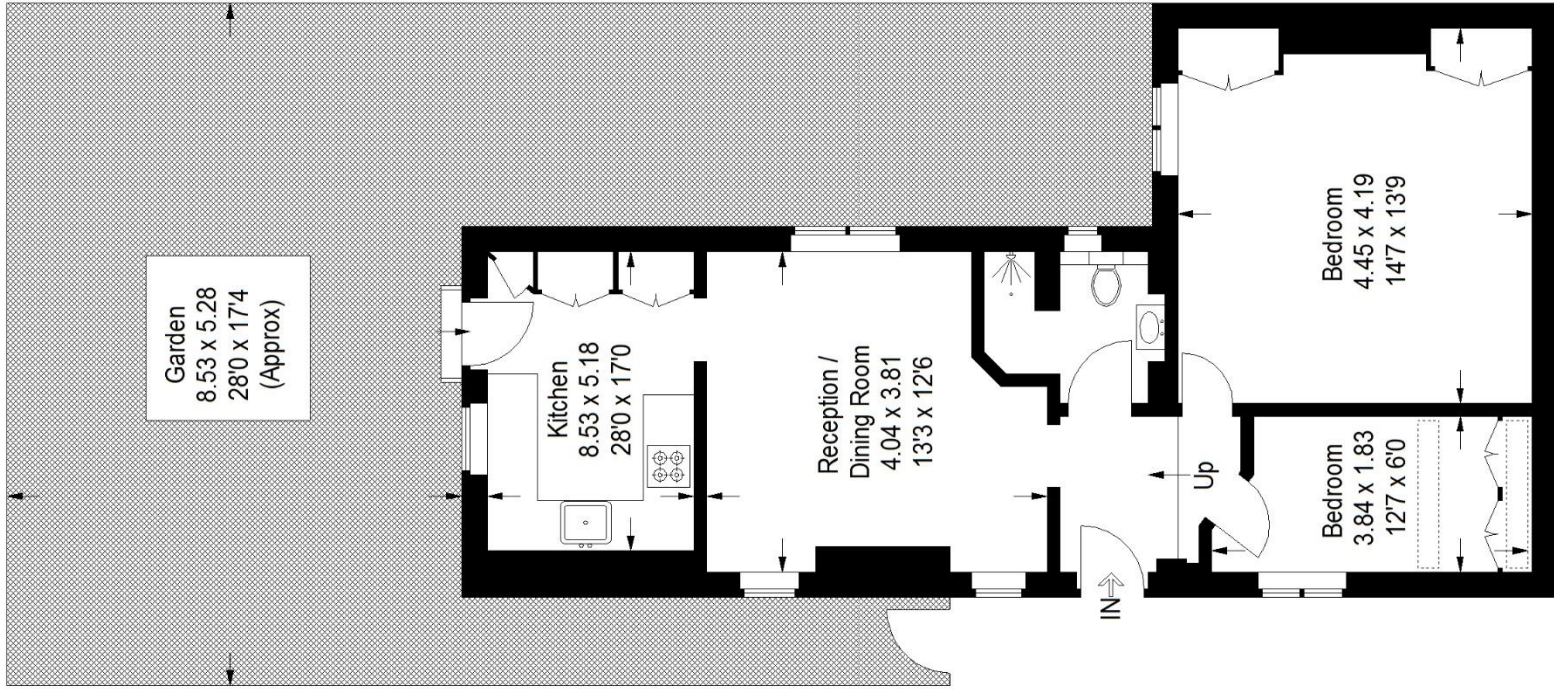
EPC: C | Council Tax Band: C | Lease: 992 years remaining | SC: £960 | GR: £0 | BI: Included in SC



Floorplan

Palace Road, SW2

Approximate Gross Internal Area
57.9 sq m / 623 sq ft



Basement

 = Reduced headroom below 1.5 m / 50

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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