



Palace Road, SW2 | £425,000

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## In General

- Top floor flat
- Two bedrooms
- Open plan living
- Large, fitted wardrobes
- Good transport links
- Chain free

## In Detail

A two double bedroom top floor flat set in a Victorian building, with access to large communal garden and located on the popular tree-line Palace Road, now available to purchase.

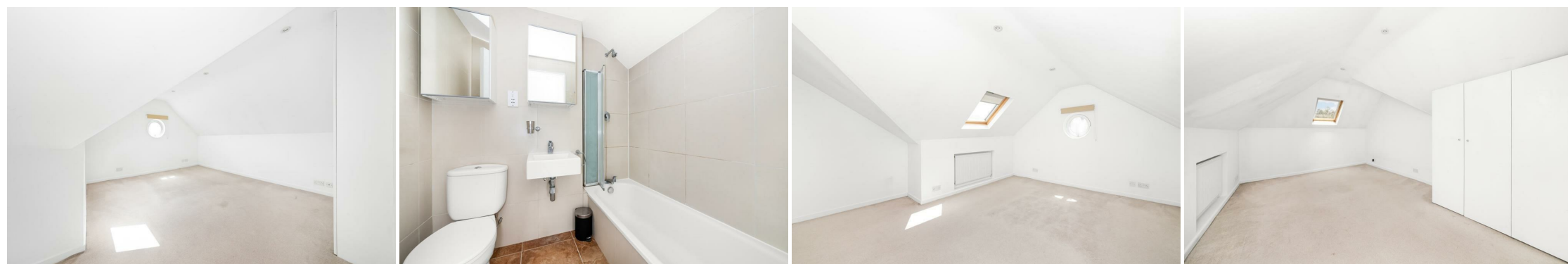
The flat, which sits on the top floor of the building for a quiet retreat, is decorated neutrally throughout and offers a blank canvas for the next owner. The property consists of two double bedrooms, stylish bathroom, a comfortable open plan living area and well-appointed kitchen and access to the communal garden to the side of the building. Both bedrooms are double rooms and house large fitted wardrobes.

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, cafes 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: E | Council Tax Band: C | Lease: TBC years remaining | SC: TBC | GR: £100 | BI: £1,149.11




# Floorplan

Palace Road, SW2

Approximate Gross Internal Area  
72.3 sq m / 778 sq ft




## Second Floor

 = Reduced headroom below 1.5 m / 5'0

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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			
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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