

**Norwood Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£535,000**

Share of Freehold

## Property Details

A fantastic two double bedroom Victorian flat with a private garden, overlooking the park. This efficient home was converted and refurbished four years ago. The piece de résistance is the open plan reception, multiple skylights and French doors allow light to bathe the room. With modern wooden flooring throughout, the living area is inviting with space for a large dining area. The stylish kitchen has storage and worktops down both sides and an abundance of windows, flowing effortlessly through French doors onto a South-East facing garden. Beautifully manicured this quiet suntrap is frequented by birds and wildlife. Relish the summer with the positioning of the surrounding buildings enhancing the amount of natural light and privacy. Overlooking Brockwell Park the generous principal bedroom has built-in wardrobes and a lovely bay window with secondary glazing promoting a peaceful environment. Separating the bedrooms, a sleek bathroom is finished to a high standard with a bathtub plus overhead shower. The second bedroom is a genuine double, use as a bedroom or a home office plus guest room as it is currently. Double doors lead into a pretty courtyard through to the living space, ideal for letting fresh air breeze through on lazy mornings.

Council tax band C    EPC rating C (76)

## Features

- Two double bedrooms
- Private South-East facing garden
- Victorian conversion
- Overlooking Brockwell Park
- Bright and airy atmosphere
- Central Herne Hill a four minute stroll
- Brixton a fifteen-minute walk through the Park
- Short stroll to Herne Hill and Tulse Hill stations
- Share of freehold
- Chain-free







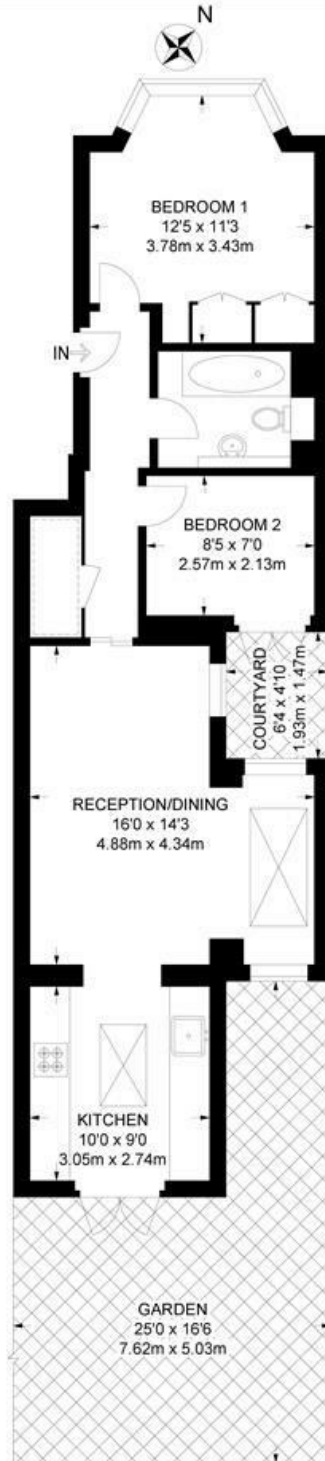


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APPROXIMATE GROSS INTERNAL AREA: 602 SQ FT / 55.9 SQ M



GROUND FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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