



**Norwood Road, Herne Hill, SE24**

3 bedroom flat - conversion for sale

**£475,000**

Leasehold

## Property Details

An attractive three bedroom Victorian apartment with off-street parking, set back from Norwood Road in Herne Hill, moments from Brockwell Park. This wonderful property has been a cherished home for many years, lovingly tended to including most recently, a new boiler in 2024, a new kitchen in 2023 and a lease extension in 2021. Owing to large windows and an elevated position, this is an extremely bright home, with high ceilings further enhancing the airy ambience. The heart of the home is the expansive reception room, with a working fireplace and sprawling bay window providing the ideal dining table setting. The kitchen boasts capacious double-height storage, contemporary cabinetry, wrap-around worktops with lighting features and views through a large window. All three bedrooms are set away from the social spaces at the rear of the home overlooking the nearby gardens. Two of the bedrooms are particularly generous doubles whilst the third is a smaller bedroom, currently utilised as a large home office. The neutral bathroom is conveniently set in the centre of the home with a bathtub plus overhead shower. There is the rarity of an allocated off-street parking space, plus a small loft storage above the bathroom.

Council tax band B    EPC rating C (69)

## Features

- Three bedrooms
- Semi-detached Victorian conversion
- Allocated off-street parking space
- Working fireplace
- Bright and airy throughout
- Brockwell Park just down the street
- Short walk to Herne Hill and Tulse Hill centres
- Trains a six-minute stroll away
- Brixton and Victoria Line nine-minutes by bus



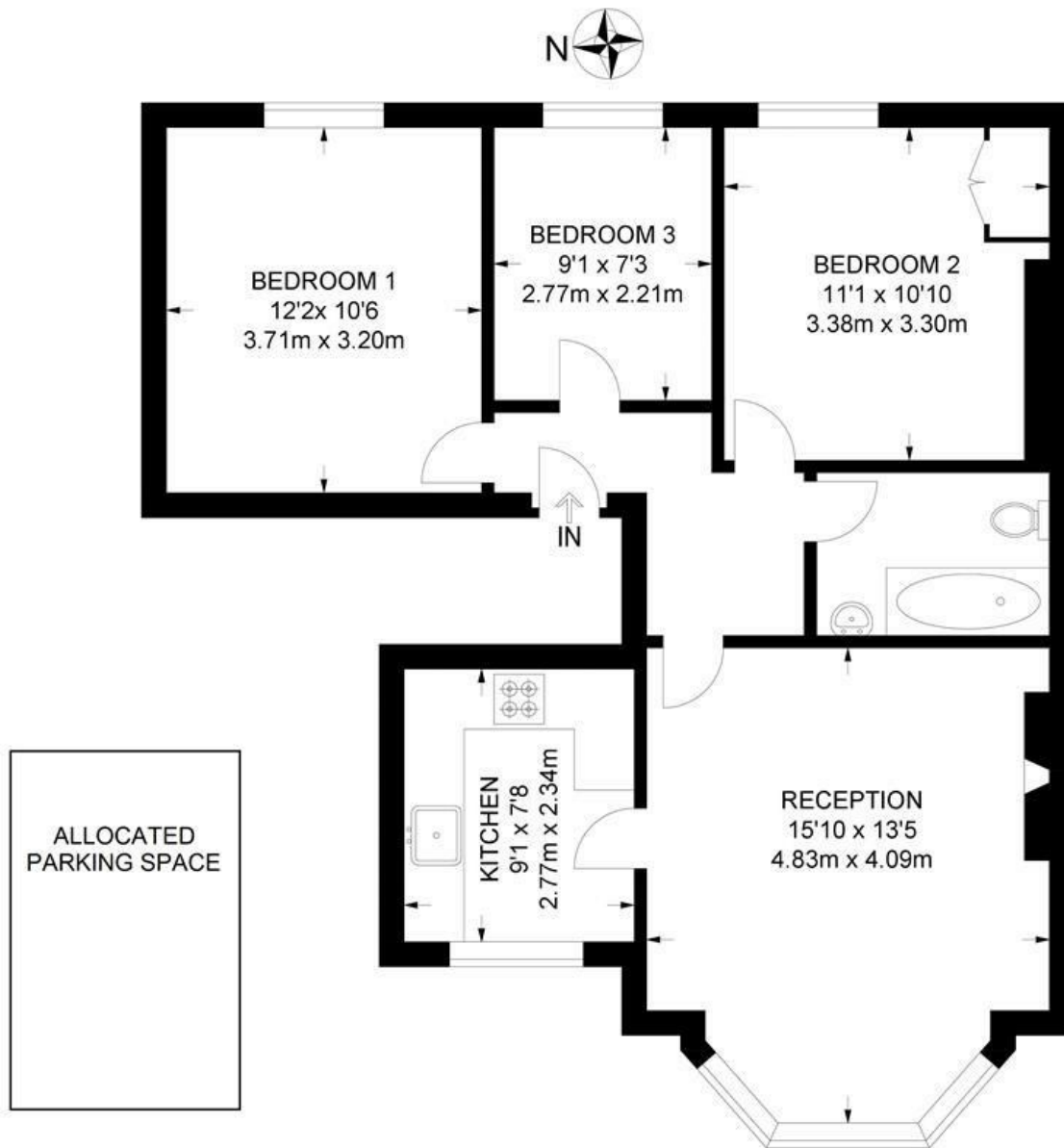


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## Norwood Road, SE24

### 3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **692 SQ FT / 64.3 SQ M**



FIRST 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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