

**Norwood Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£685,000**

Share of Freehold

## Property Details

A beautifully designed two double bedroom garden flat within an elegant semi-detached Victorian conversion. This stylish home boasts a private garden, a second secluded courtyard, and shared off-street parking, all near Brockwell Park and excellent transport links. The open-plan reception is a highlight, featuring wide distressed engineered oak floorboards, a generous lounge and dining area, and French doors to the garden. The modern kitchen maximises functionality with a sociable horseshoe layout, a breakfast bar, a self-cleaning oven, and space for a large fridge/freezer. The private garden is a tranquil retreat with an entertaining deck, power, lighting, and a two-tiered terraced lawn framed by mature trees, including Japanese maple, bay leaf, and fruiting trees. A second decked courtyard, accessible from both the lounge and second bedroom, features a rainwater harvesting system. Both bedrooms are spacious with high ceilings, plush new carpets, and bespoke wardrobes. A stylish bathroom separates them, featuring green fittings, a reeded shower screen, and a double-ended bathtub. Additional benefits include a new boiler, waterproofed cellar, and side access.

## Features

- Two double bedrooms
- Private landscaped garden and courtyard with side access
- Semi-detached Victorian conversion
- Shared off-street parking
- Bright, airy and beautifully presented throughout
- Over 880 square feet
- Brockwell Park a five-minute stroll
- Five-minute walk to the station
- Share of freehold

Council tax band C    EPC rating D (66)





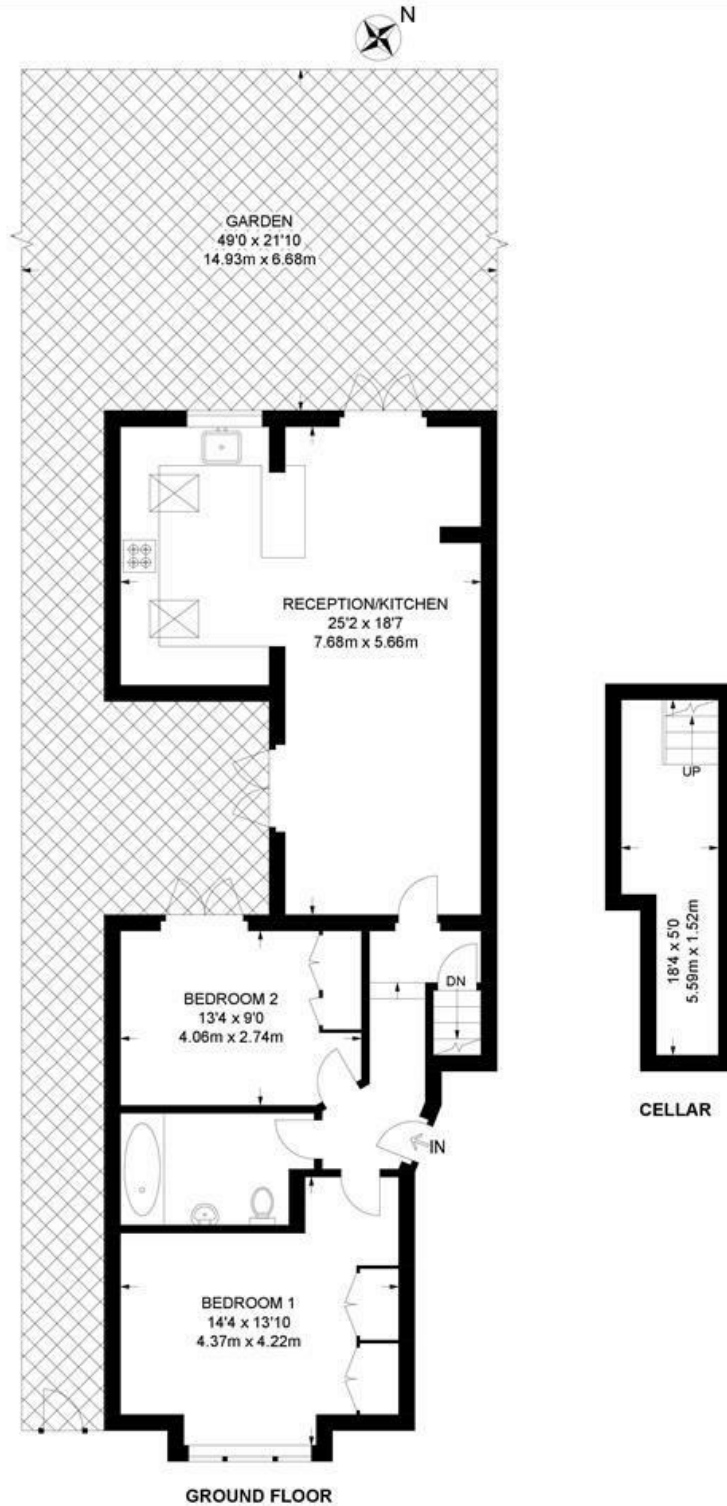




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **881 SQ FT / 81.8 SQ M**



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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