



Norwood Road, SE24  
£525,000

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# In general

- Spacious, split-level flat
- Open plan reception/kitchen/dining room
- Two double bedrooms
- Communal front garden
- Close to transport links
- Share of Freehold
- Offered Chain Free

# In detail

We are delighted to offer to the market this spacious split level conversion flat within an attractive three storey period house on Norwood Road SE24.

The property is neutrally decorated throughout with large windows affording natural light throughout. The accommodation comprises a large open plan reception room/kitchen/dining room: the reception area having painted floorboards, two windows overlooking the front, ample space for a dining table & chairs, and the kitchen area offering a modern range of wall & base units with integrated appliances and an island.

The principal bedroom has a window to rear, built in cupboard & shelving to one alcove. The second bedroom is also a good sized double. The bathroom comprises a Burlington suite with a jacuzzi bath with overhead shower head, wash hand basin and high level wc. There are two loft access points providing ample storage space.

The property benefits from having a large communal front garden and from being a 'Share of Freehold'.

Offered to the market Chain Free.

The property is served by both West Norwood (London Bridge) & Herne Hill (Victoria, Thameslink, Blackfriars) railway stations and a number of bus routes traverse local roads. Herne Hill centre offers a popular range of shopping & restaurant amenities, and the vast expanse of Brockwell Park with its cafe & lido.

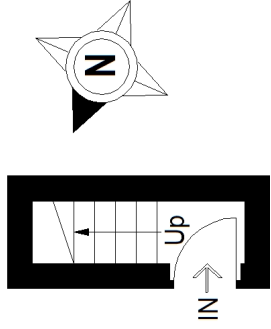
EPC: D | Council Tax Band: C | Lease Term Remaining: 103 Years | SC: Nil | GR: Nil | BI: £350 pa



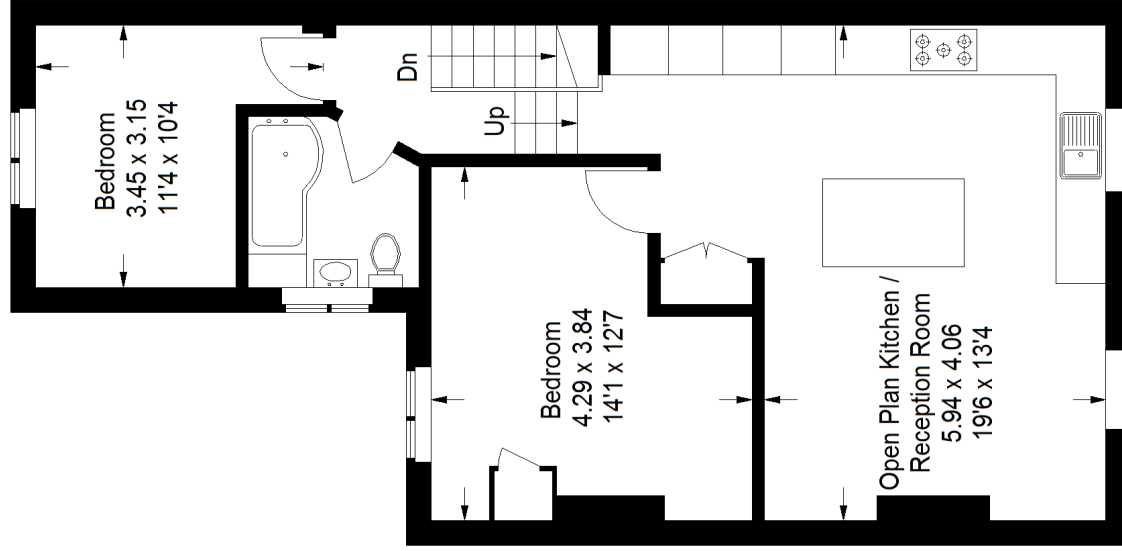
# Floorplan

Norwood Road, SE24

Approximate Gross Internal Area  
65.2 sq m / 702 sq ft



## First Floor



## Second Floor

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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		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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