



Norwood Road, SE24 | Offers In Excess Of £450,000

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- First floor conversion
- Spacious reception/kitchen
- Large bay window to main bedroom
- Second bedroom
- Bathroom
- Garden
- Highly recommended
- Close to transport

In Detail

We are delighted to bring to the market this spacious two bedroom first floor conversion flat within a substantial detached house on Norwood Road SE24.

The accommodation comprises a good-sized reception room with windows to side and door to the garden, the kitchen is set just off with a range of wall & base units, inset oven & hob, plumbing for washing machine and space for fridge/freezer. The principal bedroom has a large bay window to front affording plenty of natural light, the second bedroom/study room would be ideal for visitors and/or those working from home. A spacious bathroom is on an offset landing, adding to the character of the flat.

A door from the reception area leads you to the rear garden, there is a paved terrace ideal for entertaining, and a variety of shrub & tree borders. A shared side passage is ideal for accessing with bicycles etc...

Norwood Road is a popular location, there are a small selection of shops nearby. Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe. Local bus routes traverse Norwood and nearby roads.

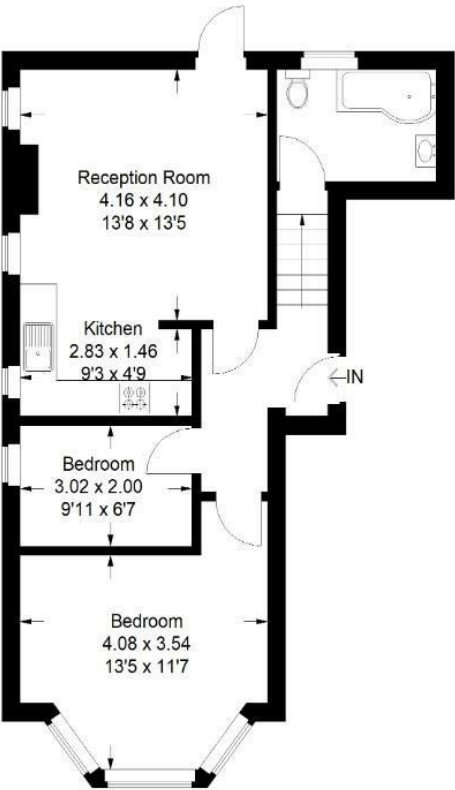
EPC: C | Council Tax Band: C | Lease: 167 years remaining | SC: £995 | GR: peppercorn | BI: incl in SC



Floorplan

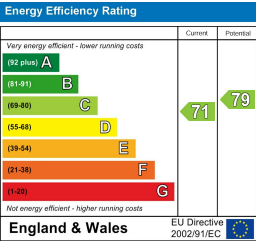
Norwood Road SE24

Approximate Gross Internal Area
55.1 sq m / 593 sq ft



First Floor

Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.