



Norwood Road SE24
£425,000

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In general

- Split Level Flat
- Ground And First Floor
- One Double Bedroom
- Immaculately Presented Throughout
- Spacious Reception Room
- Courtyard Patio
- Communal Roof Terrace Overlooking Brockwell Park
- Central Herne Hill Location
- Excellent Transport Links

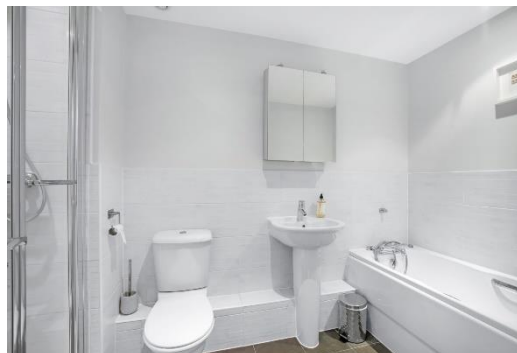
In detail

Pedder are delighted to offer to the market this spacious split level flat for sale within the “Fisher Building” on Norwood Road SE24.

The property is immaculately presented throughout, set out over the ground and first floor and comprises a downstairs wc, spacious reception room with sliding doors to courtyard patio, open plan to the kitchen which comprises a vast range of wall and base units and integrated appliances. On the first floor is the 20ft x 18ft bedroom with built in wardrobes and having a juliette balcony to rear, modern bathroom/shower room.

The property also benefits from having a communal roof terrace. The building overlooks the vast expanse of Brockwell Park with its lido and cafe, and a short stroll into the centre of Herne Hill will offer you a popular selection of restaurant and shopping amenities and the railway station (Victoria, Thameslink, Blackfriars). Early viewings are highly recommended.

EPC: B



Floorplan

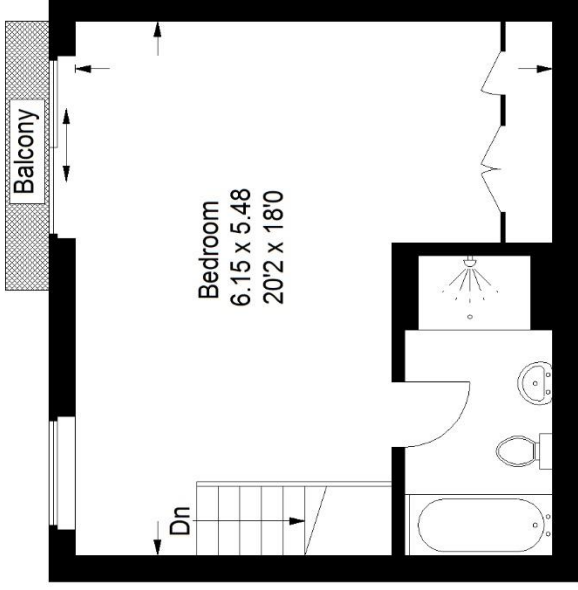
Norwood road, SE24

Approximate Gross Internal Area

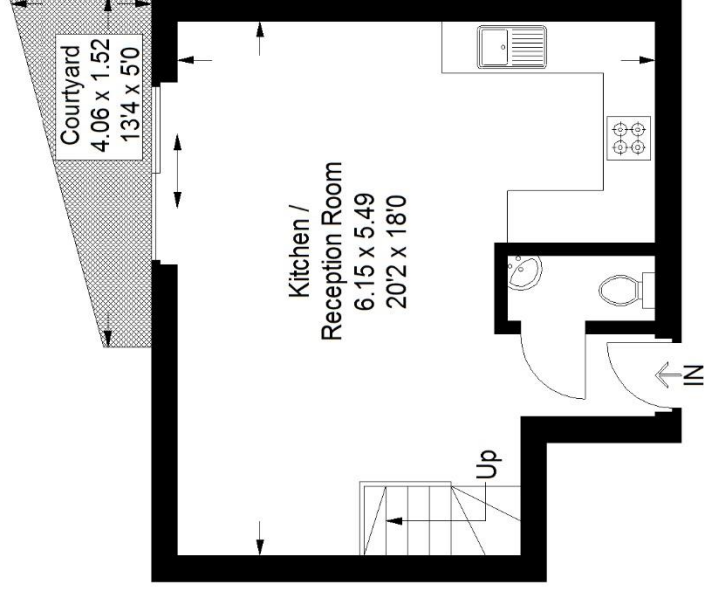
Ground Floor = 30.7 sq m / 331 sq ft

First Floor = 34.1 sq m / 367 sq ft

Total = 64.8 sq m / 698 sq ft



First Floor



Ground 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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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