



Norwood Road, SE24 9AA

£449,950

02087029555

hernehill@pedderproperty.com

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We live local



In General

- Penthouse
- 1 owner from new
- Stunning views
- Rare opportunity
- Reception/diner
- Central location
- Close to transport links
- Chain Free

In Detail

****PENTHOUSE****

A rare opportunity to acquire this Penthouse apartment within the 'Fisher Book Binding Company Limited' building on the corner of Croxted & Norwood Roads in central Herne Hill.

With stunning views on three sides from a private wrap-around West facing balcony and 360 degree unparalleled views across Herne Hill, the vast expanse of Brockwell Park, the spire of St Paul's Church on Herne Hill and The Shard in Central London, immediate viewings are highly recommended to avoid disappointment.

The open plan reception/kitchen has windows & sliding doors onto the private balcony, there are a stylish range of wall & base units with integrated appliances, and there is ample space for a dining table & chairs. The bedroom again has access onto the balcony, and has a built-in double sliding door wardrobe. The bathroom as a modern white suite, and there are two storage cupboards in the entrance hall. There is a large communal roof terrace affording excellent views from all angles, and there are a selection of tables & chairs to entertain your family & friends. The property further benefits from having secure bike storage facilities.

Herne Hill centre offers a popular a range of restaurant & shopping amenities, railway station (Thameslink, Victoria, Blackfriars) and a number of bus routes traverse neighbouring roads.

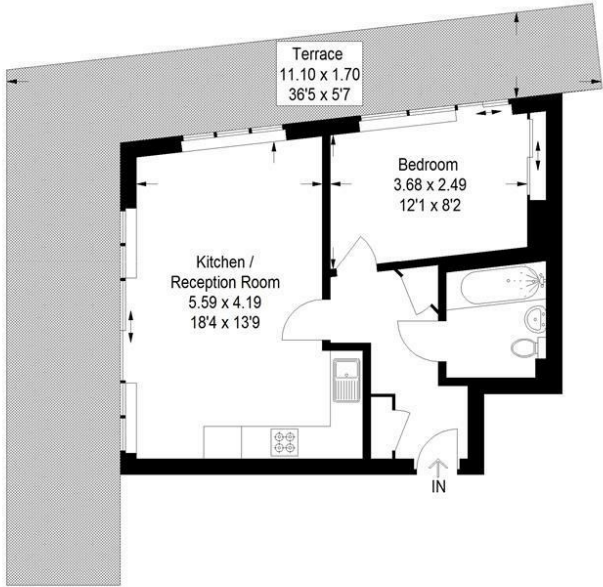
EPC: C | Council Tax Band: C | Lease: 984 years remaining | SC: £1,450 pa | GR: £400 pa | Buildings Insurance: Included in Service Charge

EPC: | Council Tax Band: C



Floorplan

Norwood Road, SE24
 Approximate Gross Internal Area
 44.4 sq m / 478 sq ft



**Top Floor /
 Third 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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