



**Kingsdown Point Palace Road, London SW2 3JZ**



**welcome to**

## **Kingsdown Point Palace Road, London**

Nestled on a quiet, tree-lined residential road, this well-presented one double bedroom ground floor apartment offers balanced accommodation in a convenient South London location, with easy access to Tulse Hill, Streatham Hill and Brixton Hill — ideal for both owner-occupiers and investors.



Internally, the apartment features a bright open-plan kitchen/reception room, complemented by engineered wooden flooring throughout and a calm, neutral décor — creating a clean, contemporary feel with excellent versatility for modern living.

Kingsdown Point is particularly well suited to commuters, benefitting from close proximity to Tulse Hill station, which provides direct connections into London Bridge via Peckham Rye, as well as to London Blackfriars via the Thameslink service. Further convenience is offered by excellent bus links, including routes to Marylebone and Waterloo.

For those who travel regularly, the Thameslink line also provides a direct service to Luton Airport (with onward shuttle connection), while Gatwick Airport is comfortably reachable within approximately an hour via East Croydon.

Beyond transport, residents are well served by an excellent selection of local amenities, including a variety of independent cafés, shops and popular social spots such as Queen of the South and Railway Tavern — both well regarded for their relaxed atmosphere and vibrant community feel

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



***view this property online*** [barnardmarcus.co.uk/Property/CPM108380](http://barnardmarcus.co.uk/Property/CPM108380)



welcome to

## Kingsdown Point Palace Road, London

- One double bedroom ground floor apartment set on a quiet, tree-lined residential road
- Bright open-plan kitchen/reception room with engineered wooden flooring throughout
- Finished in neutral décor, offering a clean, contemporary living environment
- Ideally located for Tulse Hill, Streatham Hill and Brixton Hill, with excellent transport links via Tulse Hill station
- Close to popular local amenities, cafés and pubs including Queen of the South and Railway Tavern

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1080.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£300,000**



**view this property online** [barnardmarcus.co.uk/Property/CPM108380](http://barnardmarcus.co.uk/Property/CPM108380)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CPM108380 - 0006



Please note the marker reflects the postcode not the actual property



**020 7720 5932**



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



**barnardmarcus.co.uk**