



Palace Road

London, SW2

Asking Price £500,000

A beautifully refurbished two double bedroom flat set within a charming period property, finished to a high standard throughout with high ceilings and plenty of natural light. Ideally located just a short distance from Tulse Hill station.

CHESTERTONS



Palace Road

London, SW2



A beautifully newly refurbished two double bedroom flat, set within an attractive period property and finished to an exceptional standard throughout. Boasting high ceilings and an abundance of natural light, this impressive home perfectly blends contemporary style with period charm.

The property features a spacious open-plan reception area with a fully fitted modern kitchen, creating an ideal space for both relaxing and entertaining. French doors open directly onto a large private garden, offering a wonderful extension of the living space. There are two generously sized double bedrooms, along with a stylish family bathroom complete with a shower over bath.

Ideally situated a short distance walk from Tulse Hill station, the property offers frequent rail connections to central London in under 20 minutes, making it perfect for commuters. The surrounding area provides an excellent selection of shops, restaurants, and everyday amenities, while a variety of beautiful green spaces, including Brockwell Park, Belair Park, and Dulwich Park, are all within easy walking distance.

NB - Some photos have been digitally staged.

Tenure: Leasehold 177 years 6 months

Service Charge: £288 Service charge: ad hoc, plus an £823.87 contribution towards building insurance and £288 towards the sinking fund.

Ground Rent: £0

Local Authority: Lambeth Council

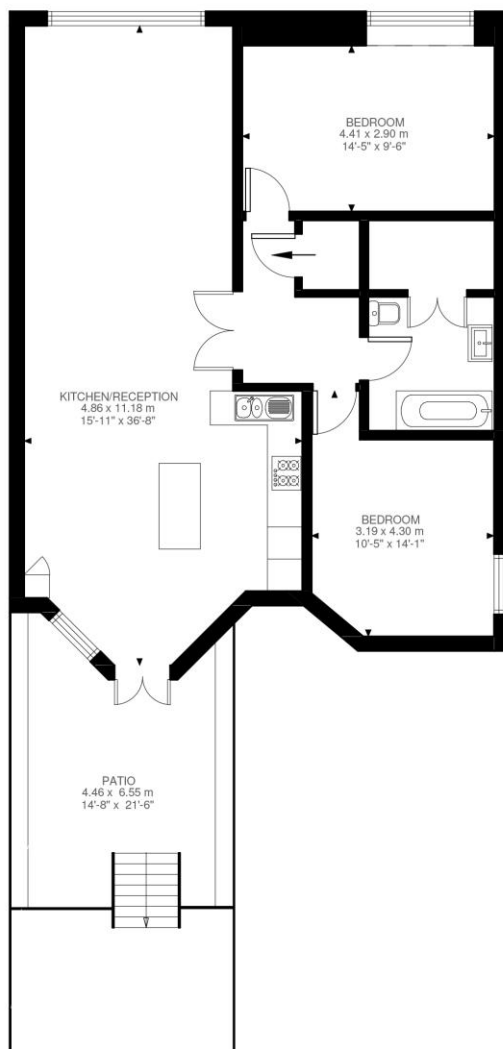
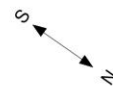
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Lower Ground Floor
938 ft²

Palace Road SW2
Approximate Gross Internal Area
87.13 SQ.M / 938 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

