



Palace Road, SW2 | Offers In Excess Of £385,000

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# In General

- Two double bedrooms
- Light and bright
- Fantastic location
- Great transport links
- Small balcony

# In Detail

Nestled within the sought-after modern development of Kingsdown Point, this beautifully presented two double bedroom apartment offers stylish, contemporary living. Ideally positioned just moments from Tulse Hill station and the array of shops, cafés, and restaurants in West Norwood, this first-floor property combines convenience with comfort.

Spanning over 540 sq ft, the apartment is bathed in natural light, featuring a generous open-plan reception and dining area that seamlessly flows into a sleek, fully fitted modern kitchen. Two well-proportioned double bedrooms provide flexible space for guests, family, or home working, complemented by a large, contemporary bathroom. A charming stand-on balcony completes the home.

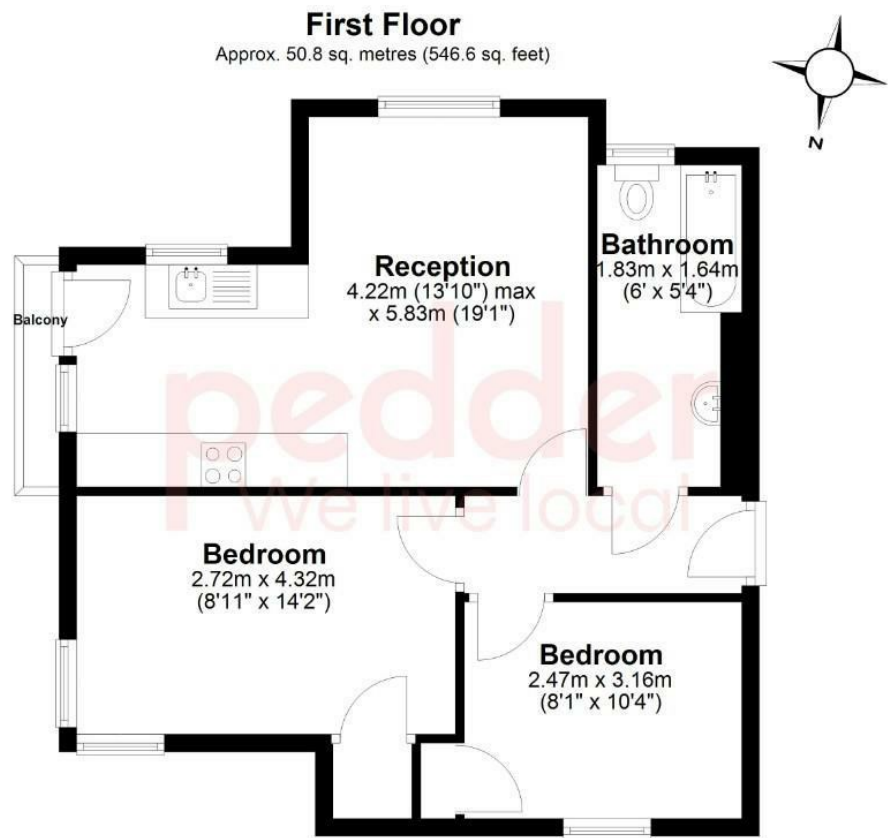
Located on Palace Road, Kingsdown Point enjoys excellent transport links, with Tulse Hill station just 0.1 miles away, offering direct routes into Central London including London Bridge, Blackfriars, Farringdon, and St Pancras International. Frequent bus services connect the area to neighbouring Brixton, Herne Hill, and Dulwich, while local parks and green spaces provide a welcome retreat from city life.

This apartment is an ideal first-time purchase or investment, particularly suited to professionals seeking excellent connectivity, vibrant local amenities, and the flexibility to comfortably work from home.

EPC: B | Council Tax Band: C | Lease: 148 years remaining | SC: £2,300 pa | GR: £250 pa | BI: Incl. in SC



# Floorplan



Total area: approx. 50.8 sq. metres (546.6 sq. feet)

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
102 plus) <b>A</b>				<b>81</b>
81-101) <b>B</b>				
69-80) <b>C</b>				
55-68) <b>D</b>				
39-54) <b>E</b>				
21-38) <b>F</b>				
1-20) <b>G</b>				
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	

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