



Palace Road, London SW2 3LB

welcome to
Palace Road, London

Situated on the first floor of a beautiful Victorian house, this spacious one bedroom flat is presented in excellent decorative condition and benefits from plenty of natural light throughout. Comprising a neutral airy bathroom, a modern fitted kitchen with wood worktops and skylight, a well proportioned lounge/ dining room and a generous double bedroom with wardrobe space. There is ample storage throughout the property including a utility cupboard and loft space. The communal area is well maintained and secure.

Palace Road is a pretty tree lined quiet residential street located equidistance between Tulse Hill Rail and Streatham Hill Rail (both Zone 3) with overground train links to London Bridge within 25 minutes and links out of London. Additionally, there are numerous bus routes to Brixton, Balham, Streatham Hill and into Central London. Nearby are the green open spaces of Palace Road Nature Garden, Hillside Park and Brockwell Park. The amenities of Tulse Hill and West Norwood high streets are just around the corner with gyms, pubs, restaurants and an independent cinema, as well local supermarkets and independent retailers.



Palace Road, SW2

APPROX. GROSS INTERNAL FLOOR AREA 537 SQFT / 49.9 SQM



FIRST FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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- One Double Bedroom
- Split Level
- Near Local Amenities
- Long lease
- Desirable Location

Tenure: Leasehold EPC Rating: C

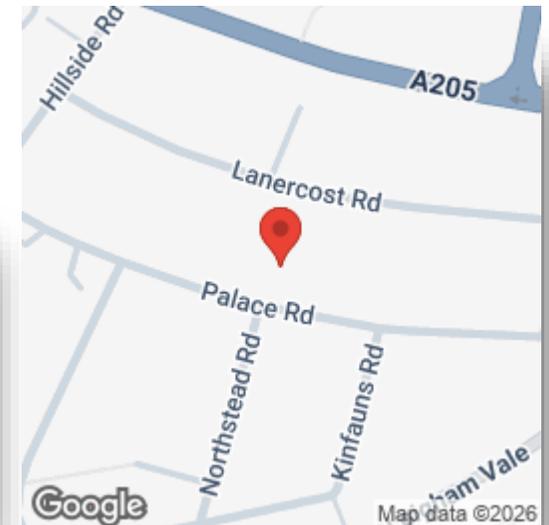
Council Tax Band: C Service Charge: 1244.72

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STM110206 - 0003

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.

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