

**Norwood Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£475,000**

Share of Freehold

## Property Details

A bright two bedroom apartment with a private balcony enjoying sunset views, set back from the street within a grand Victorian conversion moments from Brockwell Park. The spacious reception room is bright, with alcove shelving adding charm and ample space to relax, dine or entertain. Large west-facing windows and doors flood the room with afternoon sun and open onto a private balcony with attractive iron railings — an ideal spot to unwind at sunset. Adjacent, the contemporary kitchen was renovated in 2023 and features sleek soft-green cabinetry and generous storage. Both bedrooms are generously sized and positioned to the rear with leafy views. The principal bedroom includes fitted wardrobes and a feature fireplace, while the second bedroom comfortably accommodates a double bed. A modern bathroom, 2024 double glazing, shared cellar with bike storage and friendly neighbours complete the home.

## Features

- Two bedrooms
- Balcony enjoying sunset skies
- Victorian conversion
- Bright and airy
- Shared cellar storage
- Brockwell Park moments away
- Short walk to Herne Hill & Tulse Hill
- Trains a seven-minute stroll away
- Brixton and Victoria Line nine-minutes by bus
- Share of freehold. Chain-free

Council tax band C    EPC rating D (56)

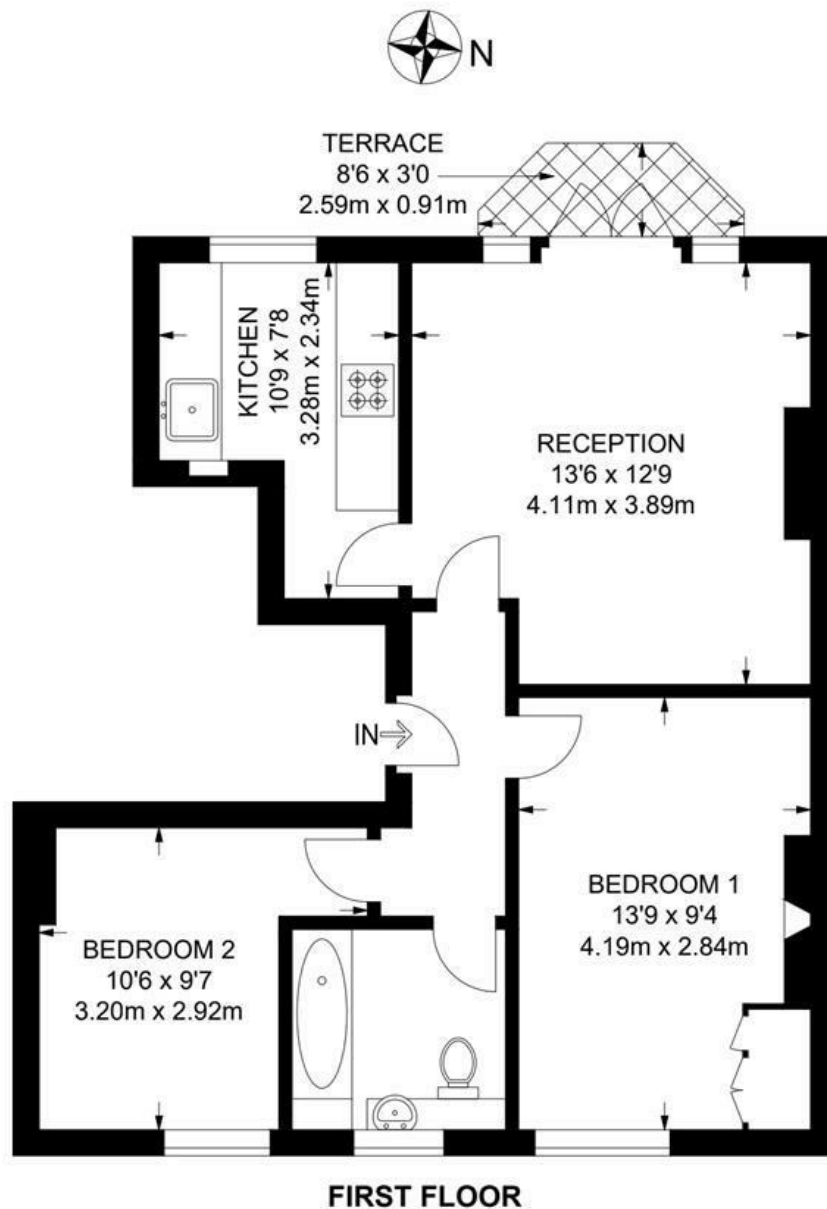




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APPROXIMATE GROSS INTERNAL AREA: **544 SQ FT / 50.5 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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