



NORWOOD COURT, LONDON, SE24  
£450,000 SHARE OF FREEHOLD

A SMART, MODERN APARTMENT WITH A  
LARGE COMMUNAL GARDEN CLOSE TO  
BROCKWELL PARK IN HERNE HILL

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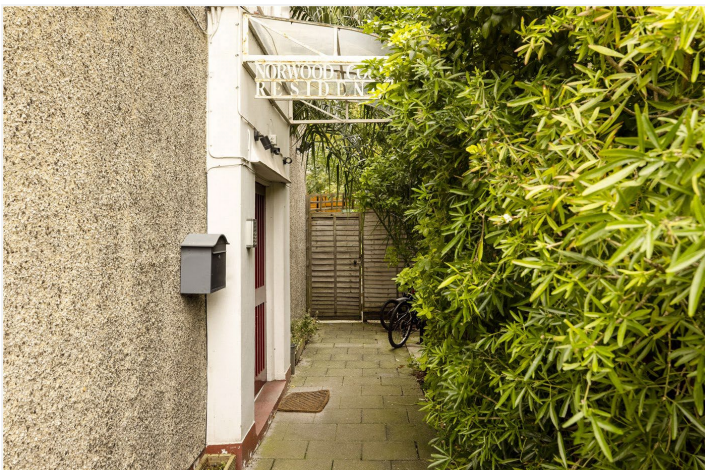
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## DESCRIPTION:

We are delighted to present this ground floor apartment set within a private block (only 6 flats) within walking distance to Brockwell Park. The accommodation comprises: an entrance hall opening onto the two double bedrooms, both with fitted wardrobes and double-glazed windows, perfect for flooding in natural light. The shower room has been newly fitted and is equipped with a shower cubicle, a WC and a wash hand basin. The bright reception is located next to the separate kitchen and has a range of simple white fitted kitchen units, perfect for ample storage. The property has laminate wooden flooring and double-glazed windows throughout. An added benefit of this property is the large communal garden, mainly laid to lawn and has a private shed which is practical for storing the essential outdoor equipment. Norwood Road is located in central Herne Hill close to a popular range of restaurants & shopping amenities, a railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & iconic lido. Tulse Hill station is also within close proximity along with its local amenities. The property is offered with a share of freehold without an on-going chain and early viewings are recommended.



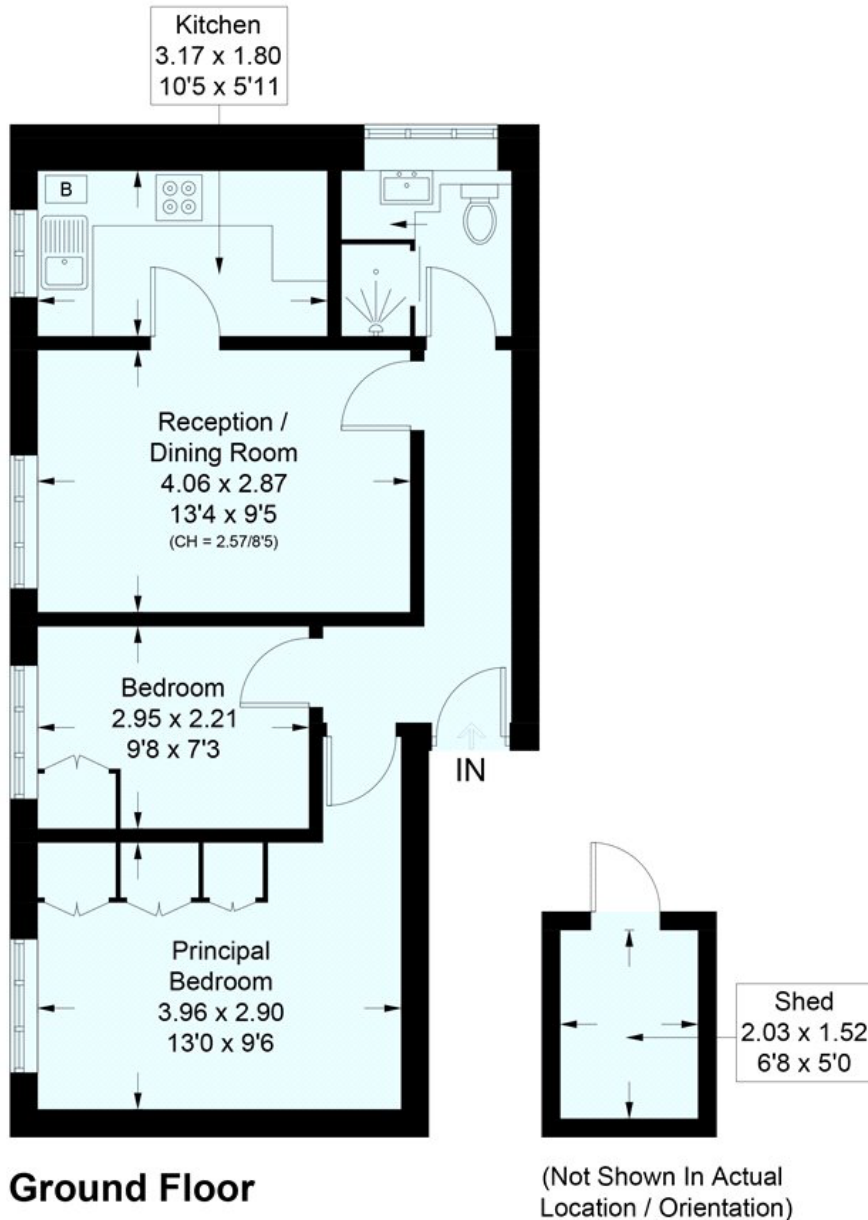






# Norwood Court, SE24

Approximate Floor Area = 48.6 sq m / 523 sq ft  
 Shed = 3.1 sq m / 33 sq ft  
 Total = 51.7 sq m / 556 sq ft  
 Including Limited Use Area (0.9 sq m / 10 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID810832)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 986 year and 8 months

**Service Charge:** £1842 per annum

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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