



NORWOOD ROAD, SE24  
£450,000 LEASEHOLD

# STUNNING TWO-BEDROOM APARTMENT WITH PRIVATE GARDEN IN SOUGHT-AFTER TULSE HILL/ HERNE HILL LOCATION

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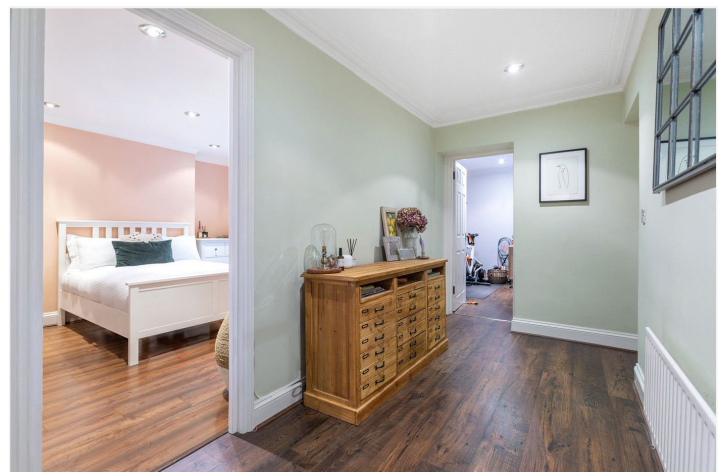
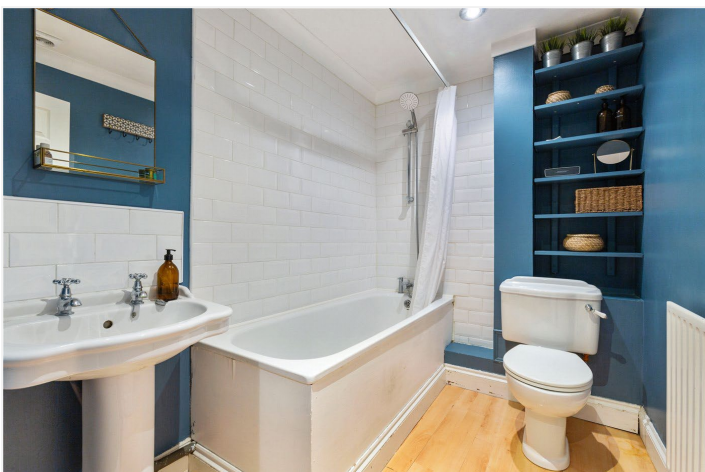


## DESCRIPTION:

This beautifully presented two-bedroom apartment blends period charm with contemporary comforts, making it an ideal home in a sought-after area. Just a stone's throw from the lush expanses of Brockwell Park, the property offers a serene escape while being conveniently close to the amenities of Herne Hill and Tulse Hill.

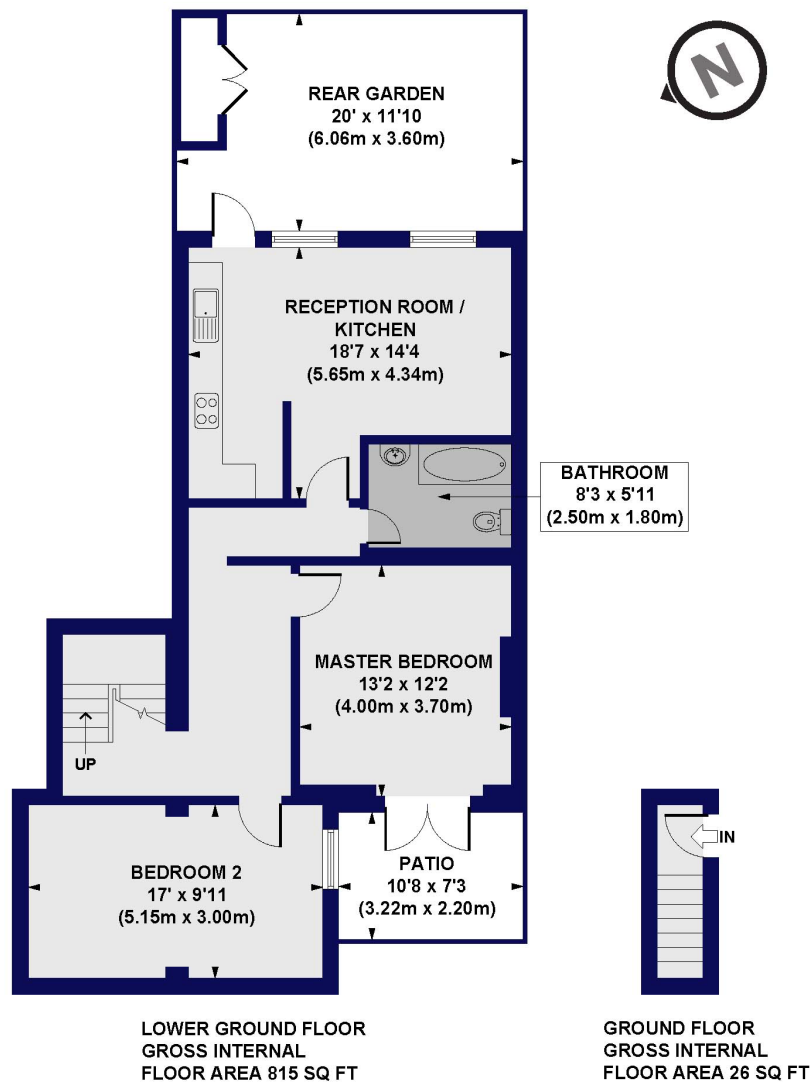
The apartment boasts a generous open-plan kitchen and reception area, perfect for entertaining guests or cosy nights in. The kitchen is equipped with modern appliances, complemented by sleek countertops and ample storage. The spacious master bedroom with direct access onto a patio, while the additional bedroom is versatile, suitable for guests or as home office spaces.

Outside, the private rear garden provides a delightful space for alfresco dining, gardening, or simply relaxing in the fresh air. The bathroom offers a contemporary finish, creating a calming retreat. Located within walking distance to Tulse Hill station, the property also provides easy access to multiple transport options, making commuting a breeze. Brockwell Park, with its iconic lido, sports facilities, and seasonal events, is just around the corner, adding an extra layer of appeal to this charming home. A lease extension is currently in progress and will be granted upon completion.





**Norwood Road, SE24**  
**Approx. Gross Internal Floor Area 844 sq. ft / 78.37 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	71	78
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** TBC

**Service Charge:** £1,113 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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