

## Norwood Road, Herne Hill, SE24

2 bedroom flat - conversion for sale

Leasehold

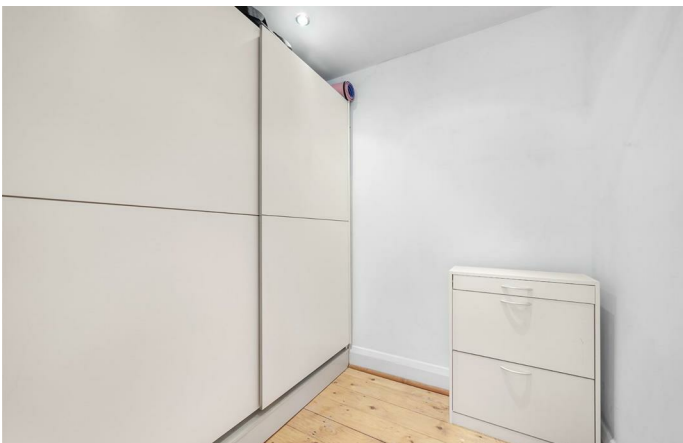
### Property Details

A wonderfully bright and spacious two bedroom, two bathroom apartment in an end of terrace Victorian property moments from Brockwell Park. Owing to large windows and an elevated position on the second floor, this is a bright yet private home, with high ceilings enhancing the airy feel. Quietly positioned and separated from the road by another apartment with the entire square footage being usable living space. The sizeable open-plan reception is packed full of character, bathed in light through sash windows with wooden floors sweeping through the room. The kitchen has capacious storage within cabinetry which wraps around into a sociable breakfast bar. A handy storage room is perfect for bikes, airing laundry and has even been a study in the past. The two double bedrooms are both generous, set to opposite ends of the home for privacy. The principal has an en-suite behind a curved partition wall, whilst the main bathroom is set next to the second bedroom, essentially meaning each bedroom has their own bathroom. Both bedrooms have been reinsulated so they are cool in summer and warm in winter. Installed in last two years is a new boiler and radiators.

### Features

- Two double bedrooms
- Two bathrooms
- Victorian conversion
- Quiet position at rear of building
- Storage utility room
- Bright and airy
- Brockwell Park a four minute stroll
- Short walk to Herne Hill and Tulse Hill centres
- Brixton and Victoria Line nine-minutes by bus
- Chain-free

Council tax band B    EPC rating C (76)



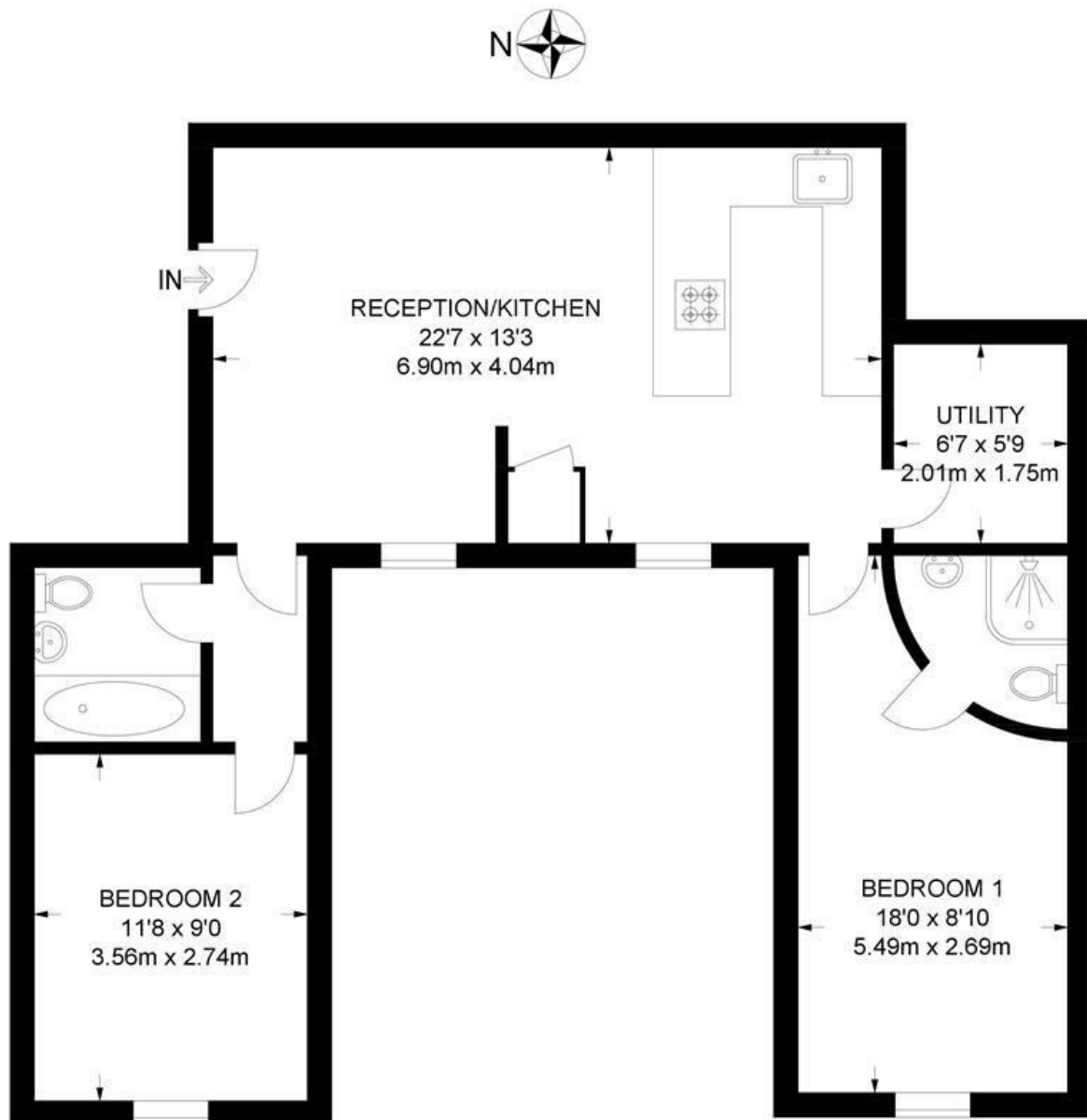


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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 688 SQ FT / 64 SQ M



SECOND FLOOR



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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