



Norwood Road, Herne Hill, SE24

2 bedroom flat - conversion for sale

£560,000

Leasehold

Property Details

An exceptional two bedroom garden flat with a garden room, overlooking Brockwell Park. The fantastic open plan reception is a great hub in which to relax, dine and entertain. Multiple skylights plus bi-folding patio doors create a light and airy atmosphere. The living area is inviting and characterful, boasting a log burner and exposed wooden flooring. The kitchen is well-designed, with plenty of storage and worktop space with a sociable layout and room for a large dining table, perfect for hosting. The living space flows effortlessly onto a South-East facing private garden, beautifully manicured with a patio and mature flower beds. A highlight feature is the brilliant studio at the end of the garden, perfect for working from home, with double glazing, electricity and internet connectivity. The bedrooms are set to opposing sides of the property allowing a desirable level of privacy. Set to the front is the principal bedroom, with a lovely bay window, original floorboards and built-in wardrobes. Adjacent is the modern bathroom has a shower over the bathtub. The second bedroom is tucked away to the rear, with large windows providing soothing garden views. Currently a nursery this versatile room can be easily repurposed to suit needs.

Council tax band B EPC rating C (75)

Features

- Two double bedrooms
- South-East facing private garden
- Garden room or office
- Victorian conversion
- Overlooking Brockwell Park
- Characterful features
- Log burning fire
- Central Herne Hill just a five-minute stroll
- Tulse Hill a fifteen-minute walk
- Brixton within walking distance or a short bus ride





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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH GARDEN OFFICE: **824 SQ FT / 76.5 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT GARDEN OFFICE: **672 SQ FT / 62.4 SQ M**



GROUND 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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