

**HARVEY &
WHEELER**
ESTABLISHED 1855

165 NORWOOD ROAD
HERNE HILL SE24 9AF



A very attractive terraced house overlooking Brockwell Park, close to excellent schools including Rosendale Primary school, as well as transport links and the vibrant amenities of Herne Hill, Dulwich and Brixton.

Offered chain-free and recently redecorated, this home extends to approximately 1,255 sq ft (116.6 sq m) and retains an abundance of period features: fireplaces, sash windows, high ceilings and decorative cornicing.

The ground floor boasts an impressive dual aspect double reception room, featuring an elegant bay window and original wooden flooring. To the rear, a stylish and contemporary kitchen/dining room with herringbone flooring and bi-fold doors opens onto the south east facing patio, ideal for al fresco dining and entertaining.

Upstairs, the first floor comprises a spacious principal bedroom with fitted wardrobes, two further bedrooms and a bathroom with underfloor heating.

The nearest station is Herne Hill with direct services to London Victoria, Blackfriars, Farringdon and St Pancras. Tulse Hill station is also nearby, offering regular trains to London Bridge and Thameslink.

Early viewing is strongly recommended.

Freehold. EPC Rating D. Tax Band D.

ACCOMMODATION

3 Bedrooms

Fitted wardrobes

Bathroom with underfloor heating

Ground floor WC

Dual aspect double reception room

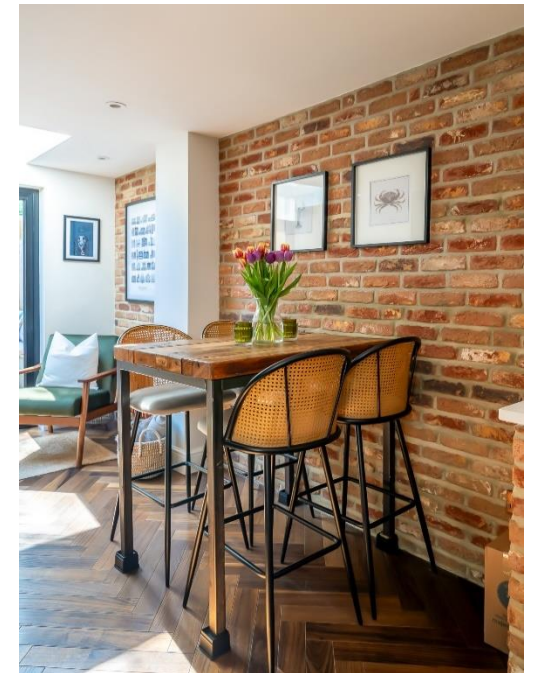
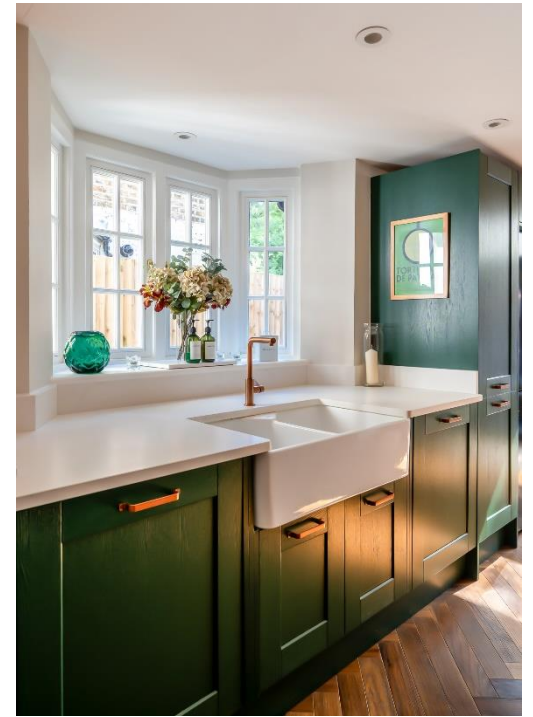
Kitchen and dining/family room

South east facing rear patio

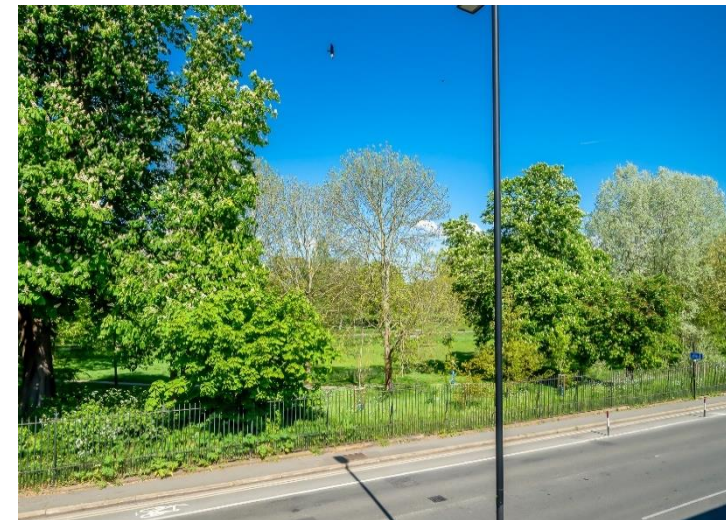
Period features

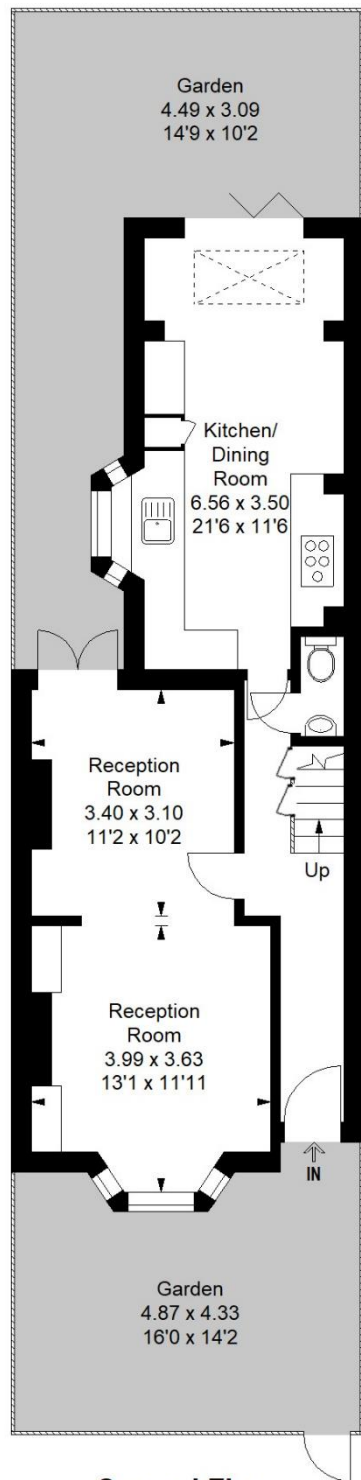
£1,050,000



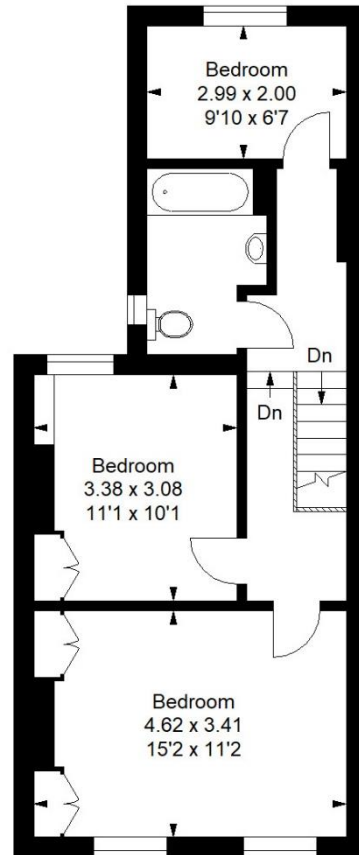








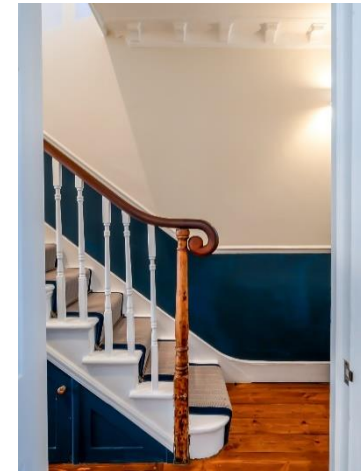
Ground Floor



First Floor

Norwood Road, SE24

Approximate Gross Internal Area = 101.73 Sq m / 1095 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.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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