

**FLAT 5, 60-62**

PALACE ROAD, LONDON, SW2

**£585,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Positioned on the first floor at the rear of an impressive period building, this exceptional three-bedroom apartment combines generous proportions with timeless character. From the moment you step inside, the striking Arts and Crafts-entrance hall sets the tone, showcasing the building's heritage and charm. The property itself offers a superb sense of space and light throughout. A standout feature is the expansive kitchen/dining room, bathed in natural light from three large windows.

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The fitted kitchen includes a range of base units, wooden work surfaces, a classic Belfast sink, and space for a dishwasher, freestanding cooker, and washing machine—perfectly suited for both everyday living and entertaining. Flowing seamlessly from the entrance, the elegant reception room features period windows and a characterful fireplace, creating a warm and inviting setting. The apartment is further complemented by three well-proportioned bedrooms and a bathroom, making it a rare find that offers more space than many comparable properties. Extending to approximately 1,145 sq ft (106.04 sq m), the home is part of a handsome, locally listed Arts & Crafts building set back from the road behind a gated entrance, with a lawned frontage and driveway—enhancing both privacy and curb appeal. Ideally located, the property benefits from excellent transport links, with Tulse Hill Station nearby providing direct access to central London via London Bridge and Blackfriars. The vibrant neighbourhoods of Herne Hill and West Norwood are within easy reach, while the open green spaces of Brockwell Park and its popular Lido offer a perfect escape just moments away. This is a truly special home that must be seen to be fully appreciated. Reference JHH260092



