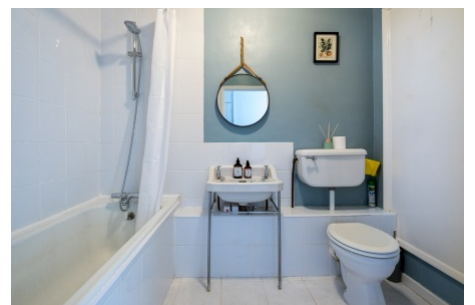


## 26 Palace Road , Tulse Hill SW2

Tenure: Share of Freehold Borough: Lambeth

**£325,000**

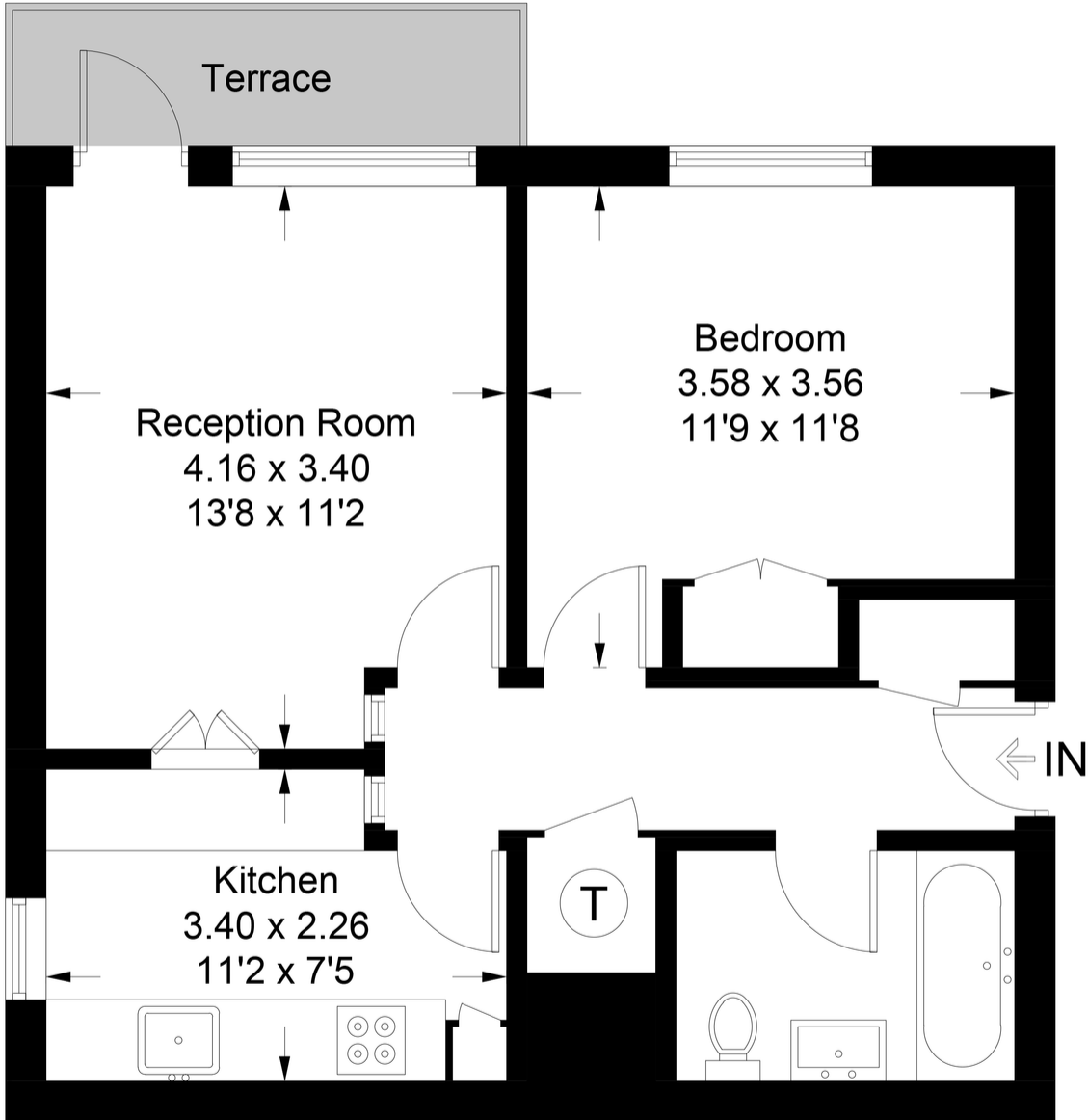
- Share of freehold, one bedroom apartment
- South facing balcony



A larger than most one bedroom purpose built flat with a share of the freehold, offered to the market with no ongoing chain. The property has ample storage throughout and has been much loved by the current owners. Off of the living room is the south facing balcony, overlooking a picturesque green communal garden. Large windows allow for plenty of natural sun light throughout. The block only consists of 24 flats, with each owner having a say into how the development is run and managed. The flat is in a great location with local amenities, pubs, restaurants and stations at Streatham Hill and Tulse Hill all within walking distance, plus many bus routes into Brixton for the underground.

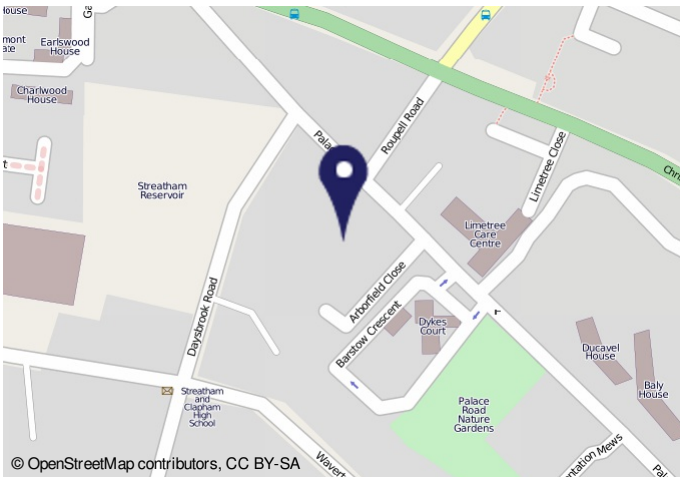
# Hazelmere Court

Approximate Gross Internal Area = 47.4 sq m / 510 sq ft



## Fourth Floor

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. (ID808490)



102221, 1.0.0.0.0 Energy performance certificate (EPC) - Floor energy certificate - 02/04/24

Energy rating	Valid until
<b>D</b>	11 May 2025

Property type: Mid-floor flat  
Total floor area: 45 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more about exemptions on the regulations and exemptions that apply to all buildings and how to register an exemption on the relevant government website.](#)

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.