





# welcome toNorbury Crescent, Norbury

A well-presented four bedroom terraced house located on a popular residential road in Norbury. This property offers great proportioned rooms with a 16'4 x 14'4 lounge and master bedroom measuring 16'8 x 14'7 with a total exceeding 1390 sq ft of family living space.

The property also benefits a separate dining room, downstairs WC and modern family bathroom to the first floor. Although the property has been well maintained, there is still scope for you to put your own stamp on it! There is also a detached garage accessed through the side of the property.

Norbury Crescent runs parallel to and between the London Road and Green Lane and is within walking distance to Norbury Train Station and local shops and amenities.











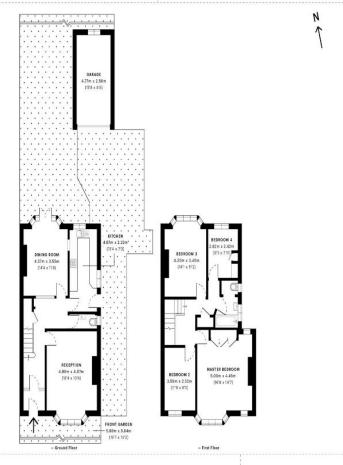
### Norbury Crescent, SW16

CAPTURE DATE 19/11/2019

LASER SCAN POINTS 61,907,321

GROSS INTERNAL AREA

129.5 Sqm / 1394.1 Sqft





Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

128.5 Sqm / 1382.9 Sqft IPMS 3C RESIDENTIAL 121.0 Sqm / 1302.1 Sqft

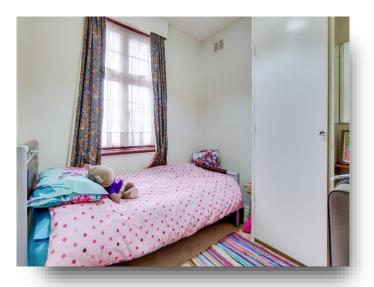
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EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc. 





#### welcome to

## **Norbury Crescent, Norbury**

- Four bedrooms
- Terraced house
- Local to amenities
- Well presented
- Front and rear gardens

Tenure: Freehold EPC Rating: E

offers in excess of

£575,000







Norbury Cres

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Map data ©2021

Please note the marker reflects the postcode not the actual property

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Property Ref: STM106757 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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