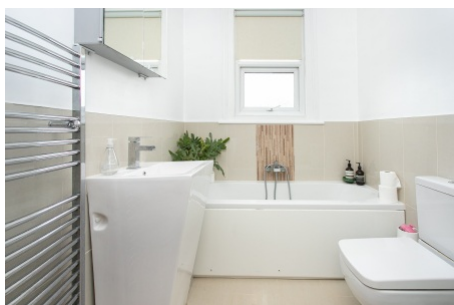


Strathyre Avenue, Norbury SW16

Tenure: Freehold Borough: Croydon

£550,000

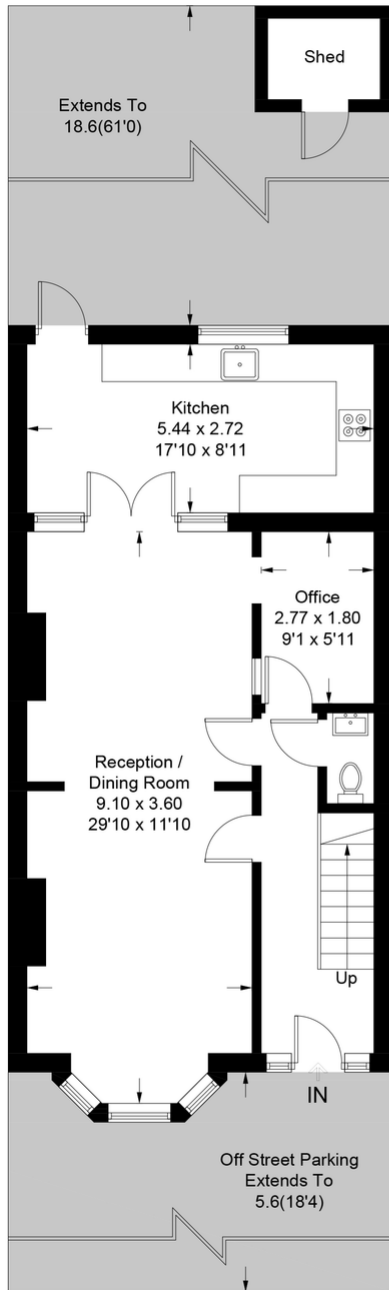
- Beautifully presented three bedroom house
- Lovely garden



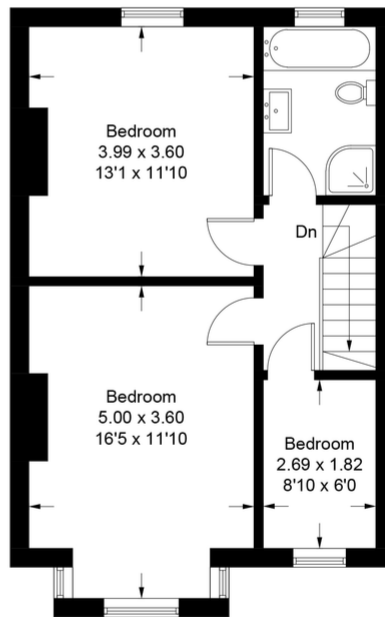
A beautifully presented three bedroom house. The ground floor accommodation is open plan and suits family life with designated areas for cooking, dining, entertaining and space to work from home. The house is on a quiet residential road to the south of Norbury station which is direct to London Bridge and Victoria and there are bus routes on the High Road to give an alternative commute into the city.

Strathyre Avenue

Approximate Gross Internal Area = 112.9 sq m / 1215 sq ft
(Excluding Shed)

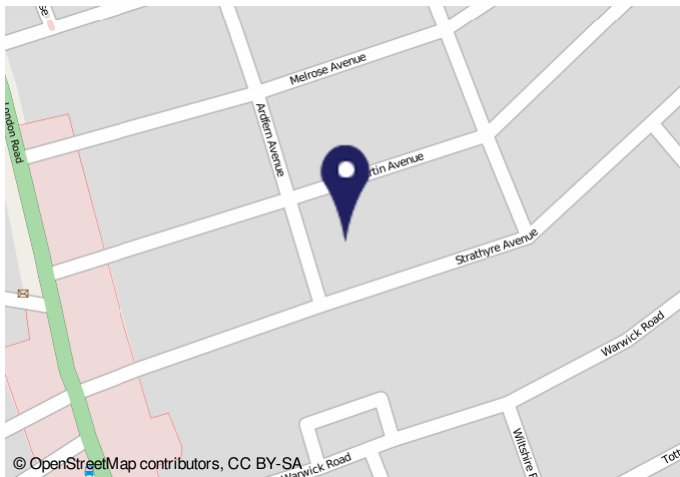


Ground Floor



First 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. (ID713244)



11302020 Energy performance of buildings register

Energy performance certificate (EPC)

77, Strathyre Avenue, LONDON, SW16 4PP

Energy rating: **E**

Valid until 13 July 2028

Certificate number: 9624-2654-7732-9496-5271

Property type
Mid-terrace house

Total floor area
87 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 guidance for landlords on the conditions and exemptions that apply when you have a property with a lower energy rating here: [landlords and exemptions](#)

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy performance.](#)

View this energy certificate digital certificate on gov.uk/energy-certificates/ID713244-2654-7732-9496-5271

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.