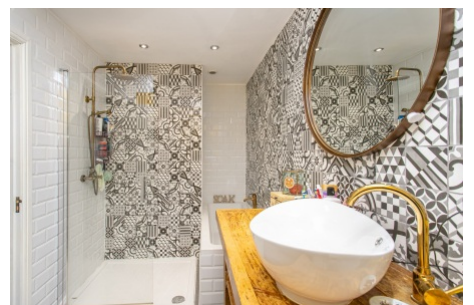


Turle Road, Norbury SW16

Tenure: Freehold Borough:

Offers in excess of £400,000

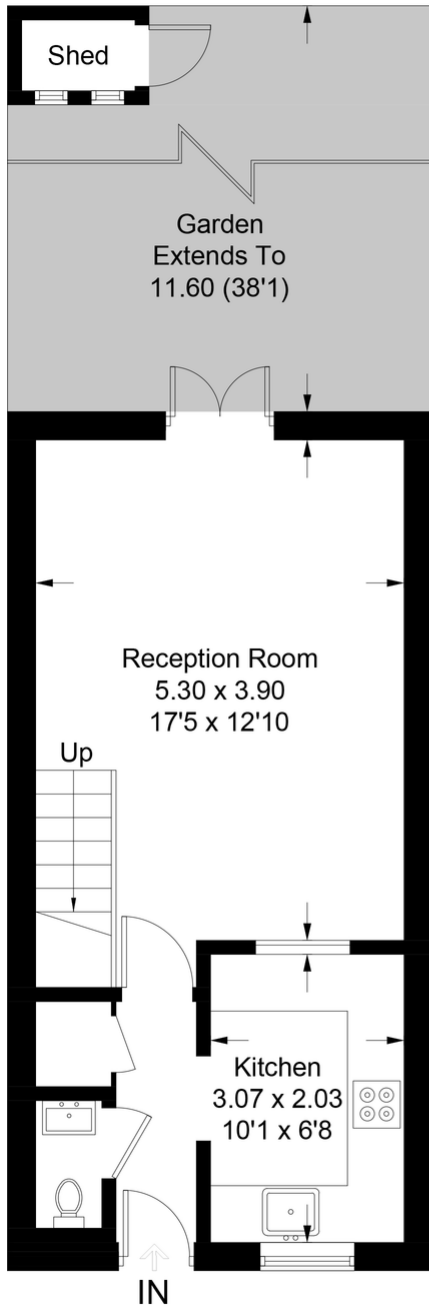
- Lovely freehold house
- Off-street parking



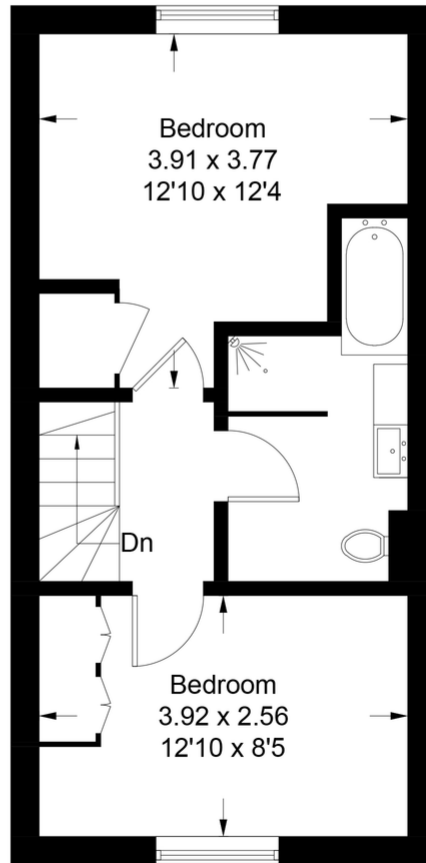
This beautifully presented two double bedroom modern house is well located for access to the shops and amenities of Norbury High street and rail links at Streatham Common and Norbury stations. The house has a large, bright reception room leading to an attractive rear garden that is not overlooked, modern kitchen and bathroom and great storage in the roof space. It has a lovely outlook over a small park and is neatly positioned on a quiet residential close with excellent local schools nearby.

Turtle Road

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft
(Excluding Shed)

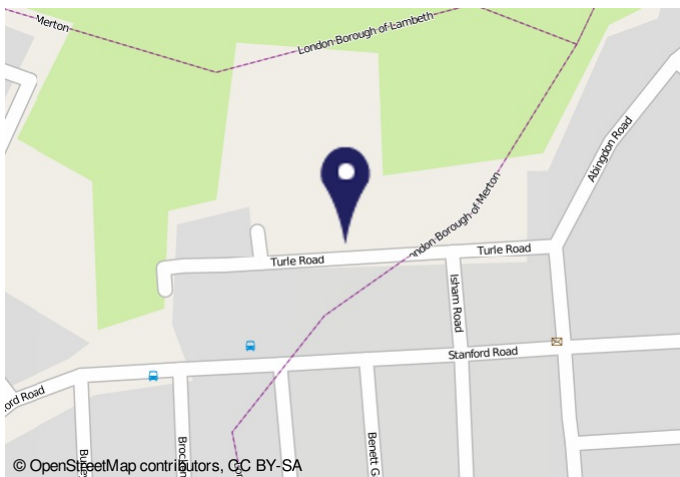


Ground Floor



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. (ID725454)



Energy performance certificate (EPC)



Property type
Mid-terrace house

Total floor area
65 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 minimum and maximum EPC ratings on www.gov.uk/government/guidance/minimum-energy-efficiency-ratings-for-rental-properties

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

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.