

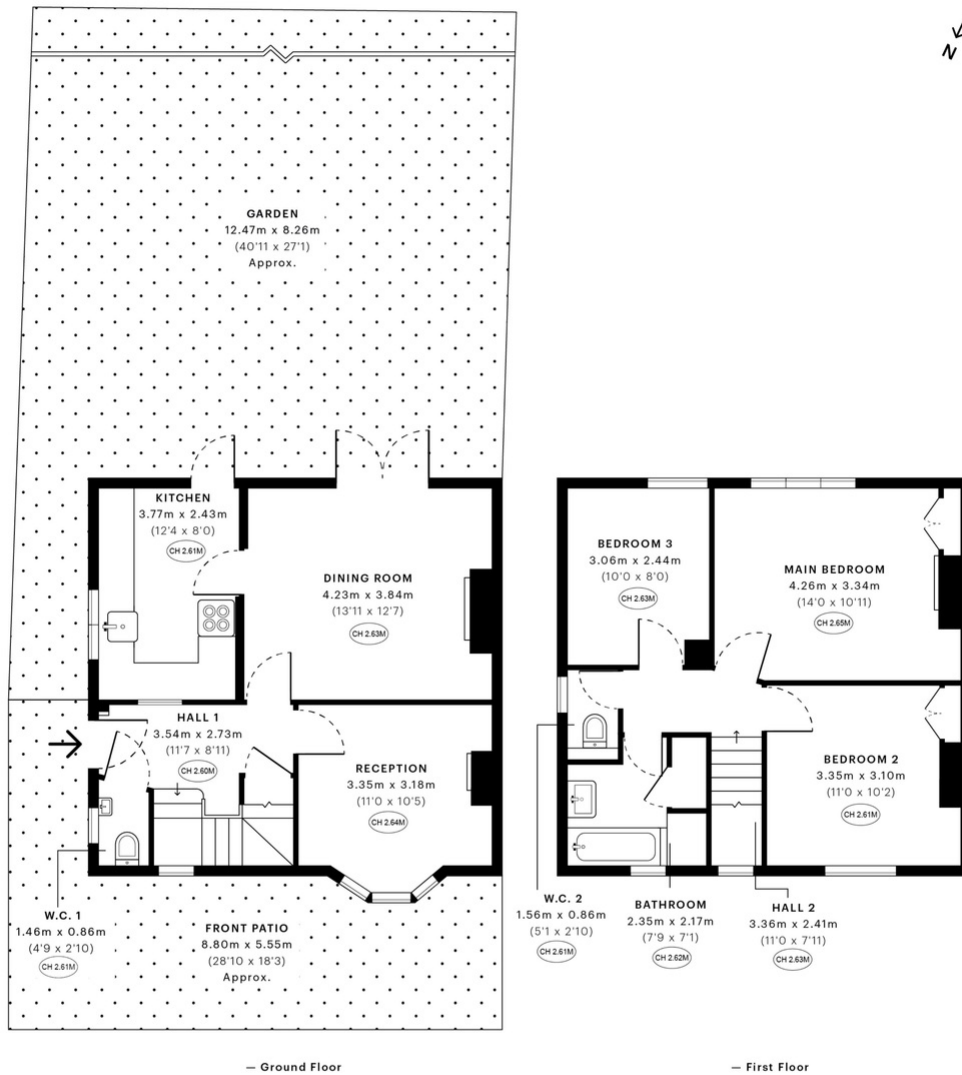
## Northborough Road, Norbury SW16

Tenure: Freehold Borough: Croydon

**£450,000**



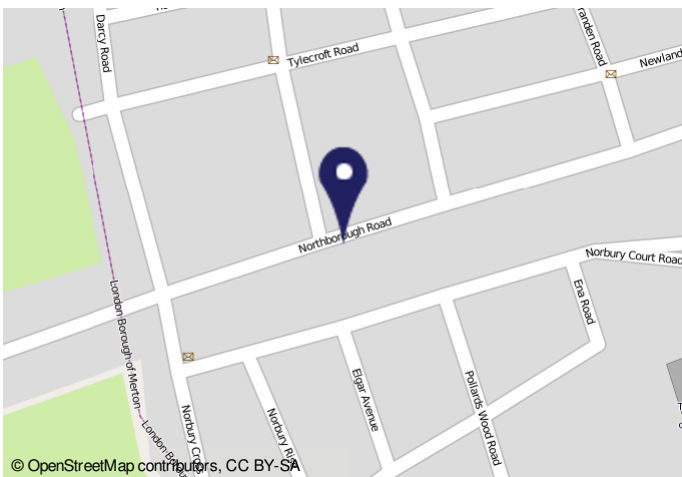
This wonderful home is in great decorative order throughout and comprises; three double bedrooms, family bathroom, down stairs WC, kitchen dining room and a separate living room with a large garden to the rear. The property benefits from lying on the wellconnected Northborough Road which is a wide street in the Streatham/ Norbury area. It could be extended into the loft (STPP). This home would suit any commuter requiring access into The City due to its close proximity to both Norbury and Streatham Common stations which provide direct access to Clapham Junction, Victoria, London Bridge and Farringdon. The wide, leafy and open spaces of Streatham Common are a short bus ride away as are the shops, bars and restaurants local to Streatham High Road including the wellregarded Bull and Railway pubs.



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and 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.

IPMS 3B RESIDENTIAL 85.02 sqm / 915.15 sqft  
IPMS 3C RESIDENTIAL 81.23 sqm / 870.73 sqft

SPEC ID 563b833592ce75a0dcf17e1d6



13:03, 23/1 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
CH Northborough Road, SW16 6SA	Energy rating: <b>D</b>   Valid until: 19 March 2032   Certificate number: 1816 3412 6402 0697 0192
Property type: End terrace house	
Total floor area:	93 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions [here](#). Properties qualify for reduced energy efficiency standards if they are in a listed building, a scheduled monument or a protected area.

**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.