

FOR SALE



Gibsons Hill, Norbury, SW16

GUIDE PRICE £1,175,000 Freehold

 **5**

 **3**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Samuel Estates is thrilled to present this gorgeous property which effortlessly combines spacious interiors with modern comforts, making it the perfect family home.

As you step inside, you're greeted by a welcoming entrance hall that leads to two generously sized reception rooms bathed in natural light. A well-appointed kitchen/dining room with underfloor heating along with a convenient utility room. The double doors lead to an expansive private garden, creating a perfect setting for relaxation and outdoor entertaining. Additionally, the garden features a charming summer house equipped with a fitted kitchen and WC, enhancing the outdoor living experience. A stylish bathroom completes the ground floor.

Ascending to the first floor, you'll discover two double bedrooms and a well-sized single bedroom with built-in wardrobes, accompanied by a modern family bathroom. The loft has been thoughtfully converted into two additional bedrooms with a home office or nursery, complete with another bathroom.

Situated in a prime location near Streatham High Road, residents benefit from easy access to an array of bars, cafes, and local amenities. Excellent transport links are conveniently located at Streatham Common Station, Norbury, and West Norwood train stations, providing swift connections to the city. Nature enthusiasts will appreciate the proximity to green spaces such as Streatham Common, The Rookery, and Norwood Grove, offering tranquil escapes from city life.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

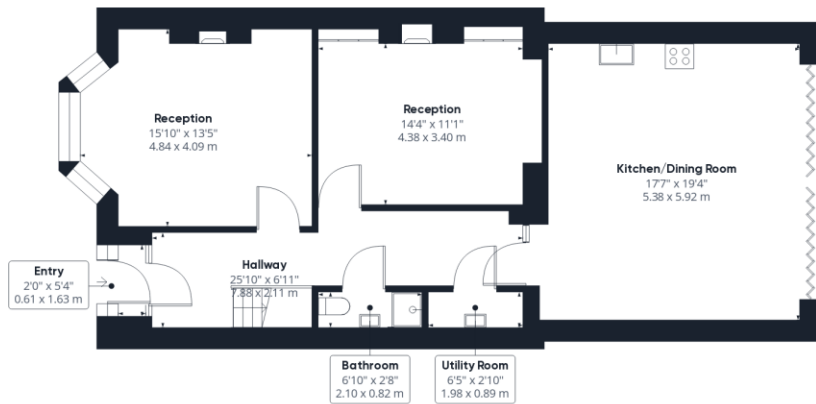


Energy Efficiency Rating

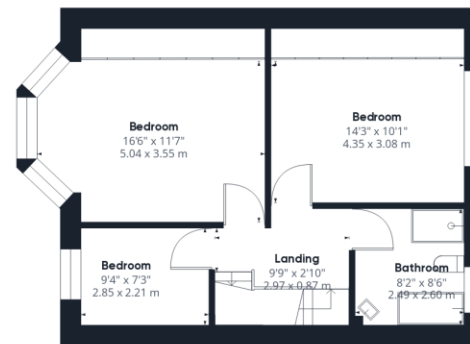
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	85
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



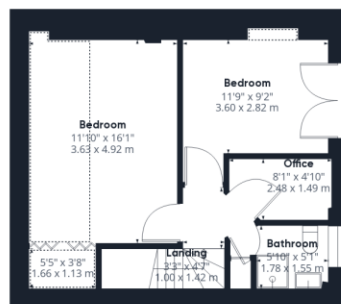




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1987.84 ft²


184.68 m²

Reduced headroom

102.19 ft²

9.49 m²

(1) Excluding balconies and terraces

 Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – E

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Off Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Ultrafast



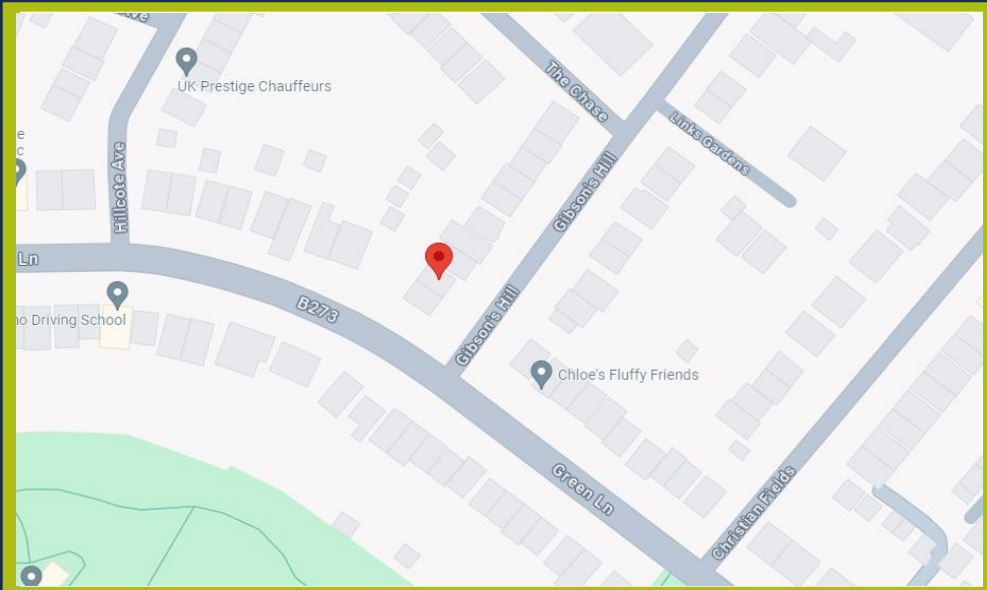
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Medium



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

