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MARRIOTT VERNON
ESTATE AGENTS



12 Averil Grove, London, SW16 3ET

Offers in excess of £300,000





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Marriott Vernon are delighted to offer to the market this well proportioned two bedroom second (top) floor flat, set within a popular purpose built development close to transport links and amenities.

The property has been well maintained by the current owner, but would benefit from a programme of modernisation and upgrades. Boasting bright and spacious accommodation throughout, as well as a delightful enclosed balcony/winter garden with attractive south west facing views over neighbouring Norwood Grove Recreation Ground, the property represents an ideal purchase for homeowner or investor alike. Features include electric/storage heaters, older style double glazing, ample inbuilt storage and no onward chain.

Accommodation comprises entrance hall leading into the generous reception room with access onto the balcony/winter garden, and ample space for relaxing, entertaining and dining. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two bedrooms, plus a bathroom with older style three piece suite.

The property is very conveniently located within easy access of local shops and regular bus routes. Norbury and Streatham are within a short distance, with railway stations at Streatham Common and Gypsy Hill providing excellent connections into Central London. The area is also well served by good local schools and a number of open spaces including Norwood Grove Recreation Ground and, just slightly further afield, Streatham Common.

Viewings are highly recommended.

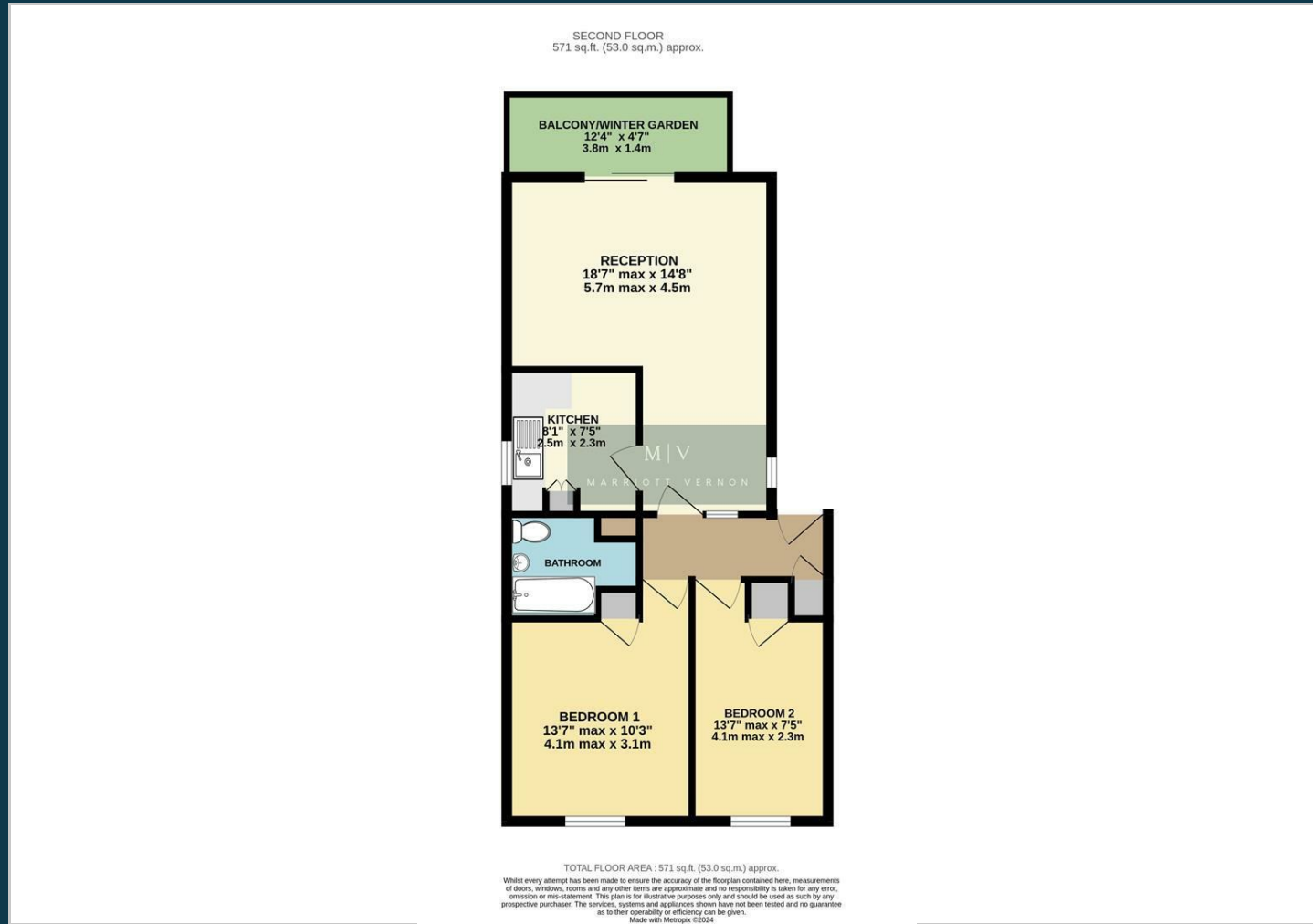




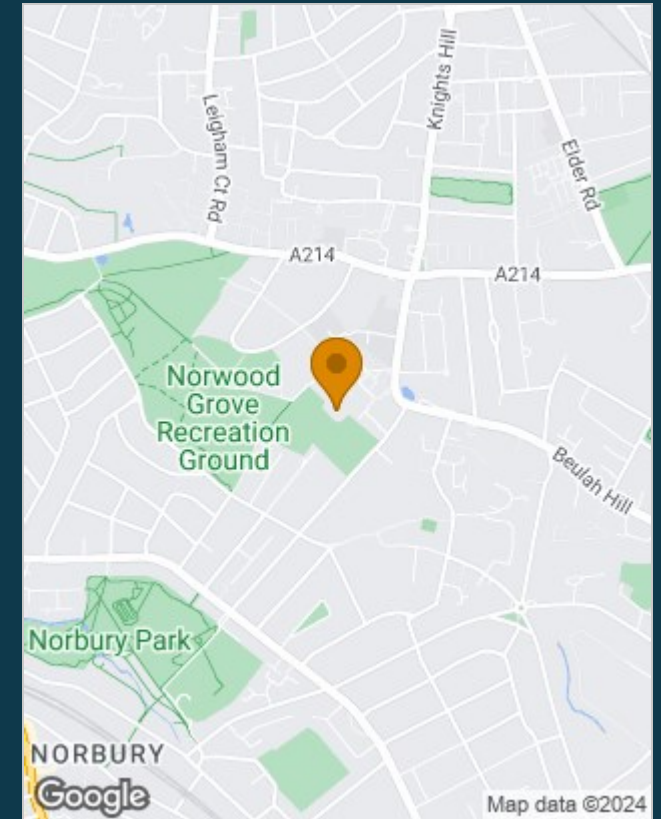


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Floor Plans

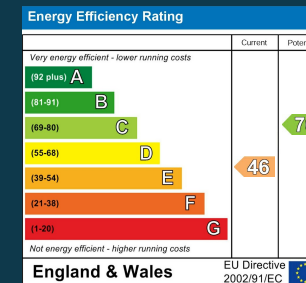


Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.