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ESTATE AGENTS



233 Northborough Road, London, SW16 4TU

Offers in excess of £450,000



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# 233 Northborough Road

London, SW16 4TU

Marriott Vernon are pleased to offer to the market this well proportioned three bedroom terraced house with private garden and no onward chain.

Conveniently located within easy reach of Norbury station, schools and amenities, the property is now requiring a programme of modernisation, offering excellent scope for upgrade and customisation to suit own taste. Features include two separate reception rooms one with direct access to the garden, separate kitchen and upstairs bathroom/WC, gas central heating and older style double glazing. Block paving to the front of the house would lend itself well to off street parking, subject to planning permission required to drop the curb.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into two separate reception rooms, with front and rear aspect respectively. The separate kitchen, with door to the garden, comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are three well proportioned bedrooms, plus a family bathroom and adjacent separate WC.

The property is very conveniently located within easy access of Norbury station, providing excellent links into Central London, and within a short distance of regular bus routes linking the surrounding area. There are a variety of shops and amenities close-by on London Road, as well as excellent local schools and open spaces, including neighbouring Northborough Park.

Viewings are highly recommended.



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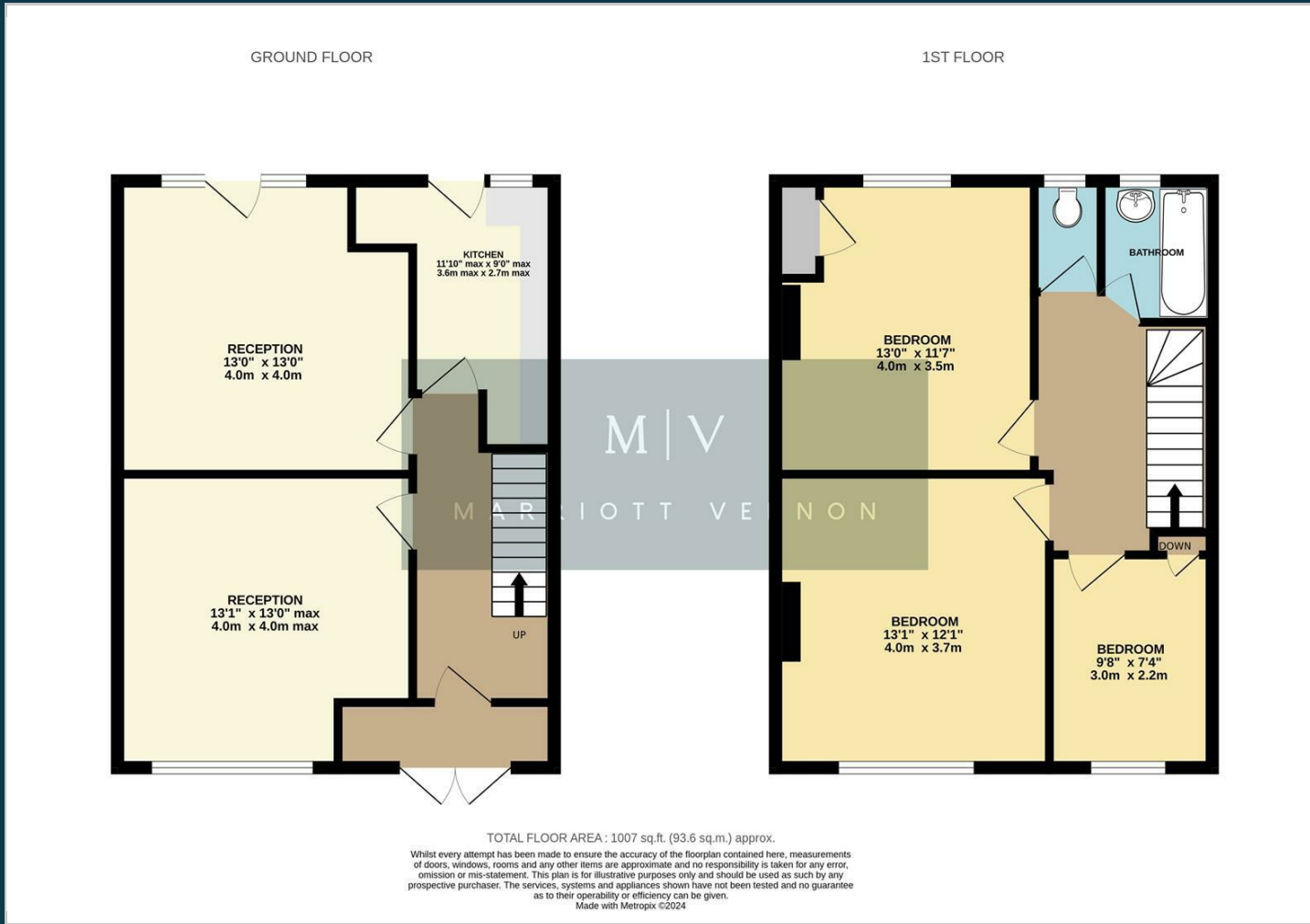




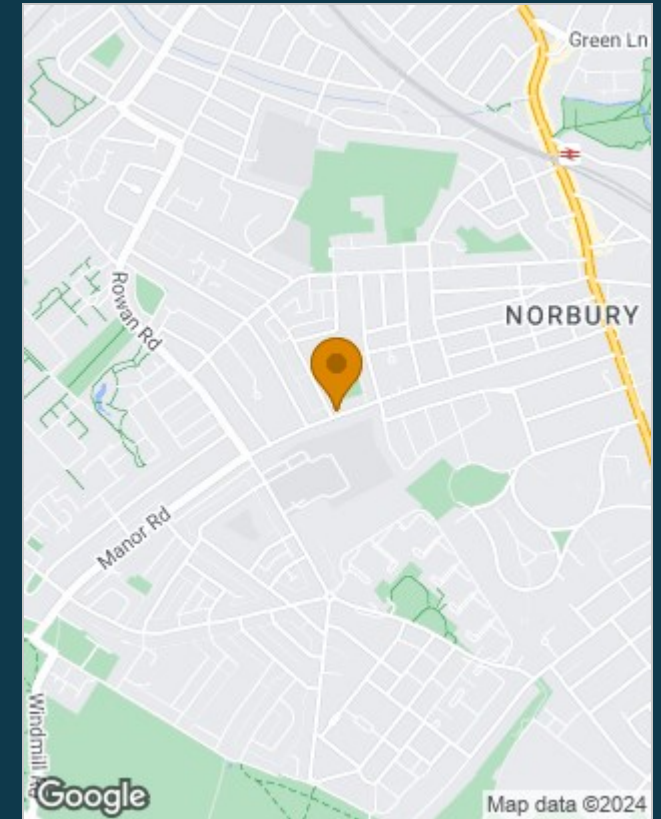
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## Floor Plans



## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	