



Beatrice Avenue, SW16  
£450,000

**Dexters**





## Beatrice Avenue, SW16

An excellent, larger than average two bedroom share of freehold flat with an open plan kitchen-diner and private garden, located just 0.6 miles from Norbury Station.

This excellent two bedroom share of freehold flat offers a spacious open plan kitchen-diner with a modern finish and natural light from sky lights, leading to the private garden. The double bedroom offers plenty of space along with an ensuite bathroom.

The flat also features an additional second modern fitted bathroom.

Benefits include a designated off-street parking and easy access to amenities, making it an ideal location for families.

The nearest mainline station, Norbury, is only 0.6 Miles away, offering regular rail services to London Bridge and London Victoria. The area is well served by highly regarded schools, with Norbury Park and Streatham Common also nearby, providing excellent recreational facilities.

### Features

- Two bedrooms
- 0.6 Miles from station
- Off street parking
- Private garden
- Share of freehold
- EPC: D







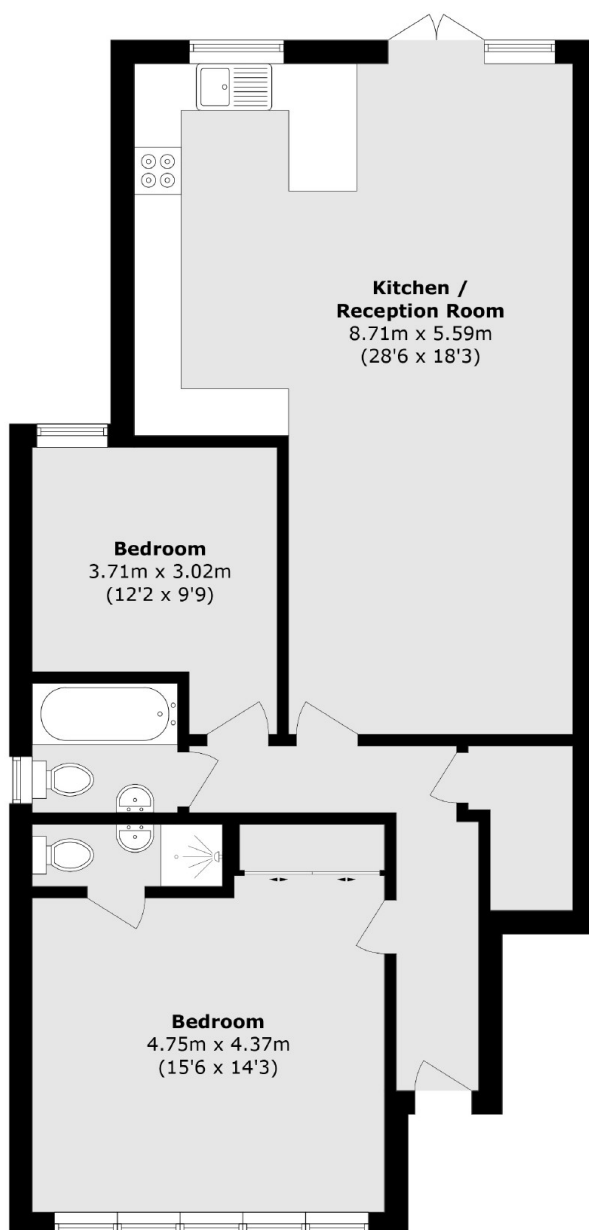








Beatrice Avenue,  
London, SW16



Total area (approx.): 88.2 sq. m (949.4 sq. ft)

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Norbury  
1341 London Road  
Norbury  
SW16 4BE  
Sales  
020 8629 8028

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated  
Estate Agent  
and Letting Agent

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