



**Northborough Road, London SW16 4AY**



**welcome to**

## **Northborough Road, London**

Situated over 2 floors, this very spacious 2 bedroom terraced house offers two sizeable reception rooms, kitchen to rear which leads to a private rear garden. The garden benefits from having a outer house in the rear which is currently being used as an office.

Up stairs there are 2 double bedrooms and a good sized family bathroom.

The Property would be perfect for a DIY enthusiast.

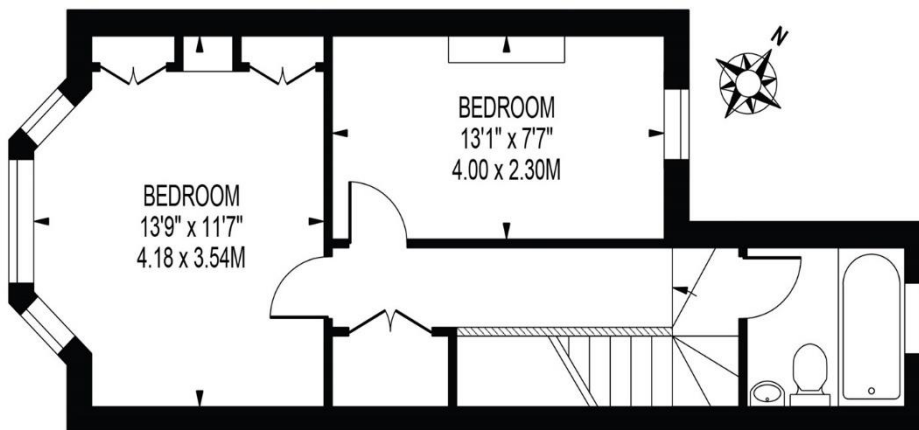
The property further benefits from being in the catchment of Harris Primary Academy Merton which is rated outstanding by Ofsted

Situated just a stone's throw from the local shops, supermarket and restaurants of Norbury and a short walk to Norbury train station with its frequent services to London and Croydon.

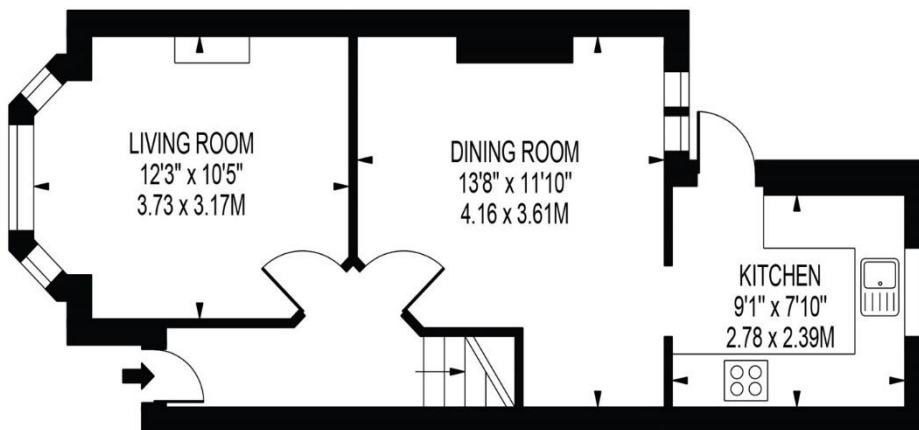


## NORTHBOROUGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.35 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Northborough Road, London

- Two Double Bedrooms
- Chain Free
- Good size
- Ideal for a DIY enthusiast
- Outer House

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£370,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM109861](https://barnardmarcus.co.uk/Property/STM109861)



Property Ref:  
STM109861 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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