



Avenue Road, London SW16 4HL

welcome to
Avenue Road, London

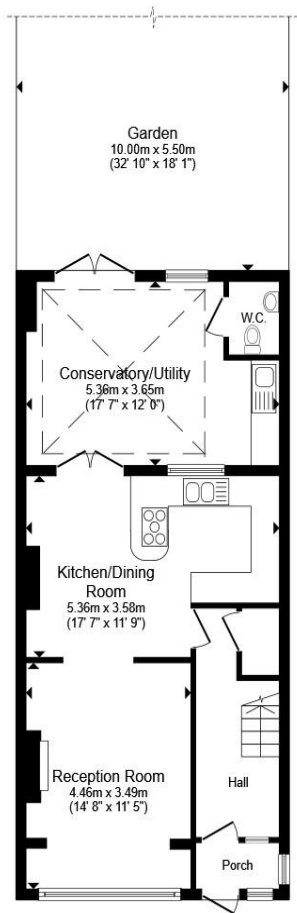
We are proud to present this beautiful four bedroom family home offered to the market in excellent decorative condition. Located on a popular side off Avenue Road with local bus stops a short journey from your front door and Streatham common station a mere 0.8 miles.

Accommodation comprises: hallway, two separate reception rooms, which leads through to a well-presented kitchen, continuing into a well-sized conservatory with a toilet, and out to a well-kept garden. The first floor offers two double bedrooms, a good-sized single room, and a family bathroom. The second floor boasts another bedroom along with an additional toilet. The property further benefits from an outhouse in the garden.

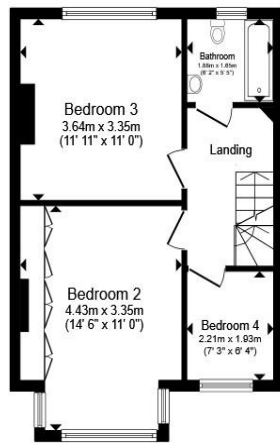
With Norbury Station just a short walk away and excellent local schools, green spaces like Norbury Park, and a growing mix of shops and amenities nearby, this property offers the perfect blend of suburban calm and city convenience.

Considerable interest anticipated call today!

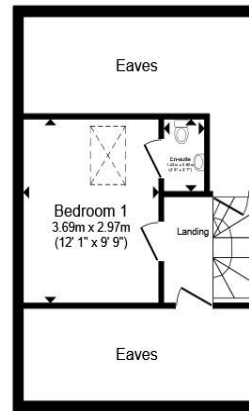




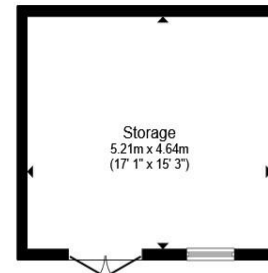
Ground Floor



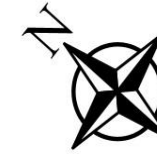
First Floor



Second Floor



Outbuilding



Total floor area 145.5 m² (1,566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Avenue Road, London

- Four Bedrooms
- Near local Amenities
- Freehold
- Two Reception Rooms
- Large Rear Garden

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

£575,000



Please note the marker reflects the
postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
STM110642 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16
6NS



barnardmarcus.co.uk