

**FOR SALE**



**Walters House, London Road, Norbury, SW16**

**GUIDE PRICE £375,000 Leasehold**



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

This luxurious two bed, two bath apartment with access to excellent transport links. The property offers an open-plan living area with contemporary kitchen, high ceilings and loads of natural light. Both bedrooms are doubles, the master bedroom has a well-proportioned En-suite shower room and there is a good size family bathroom.

The building benefits from a secure room with lockable bike storage and being near local amenities, including leading supermarket chains, shops, local schools, leisure centre and key public transport links. Norbury train station is a stone's throw away from the property. There are direct train routes from Norbury to London Bridge, London Victoria and Milton Keynes via Shepherds Bush, along with a wealth of bus services to Streatham, Balham, Brixton and Croydon. Local parks include Norbury Park and the beautiful Streatham Common.

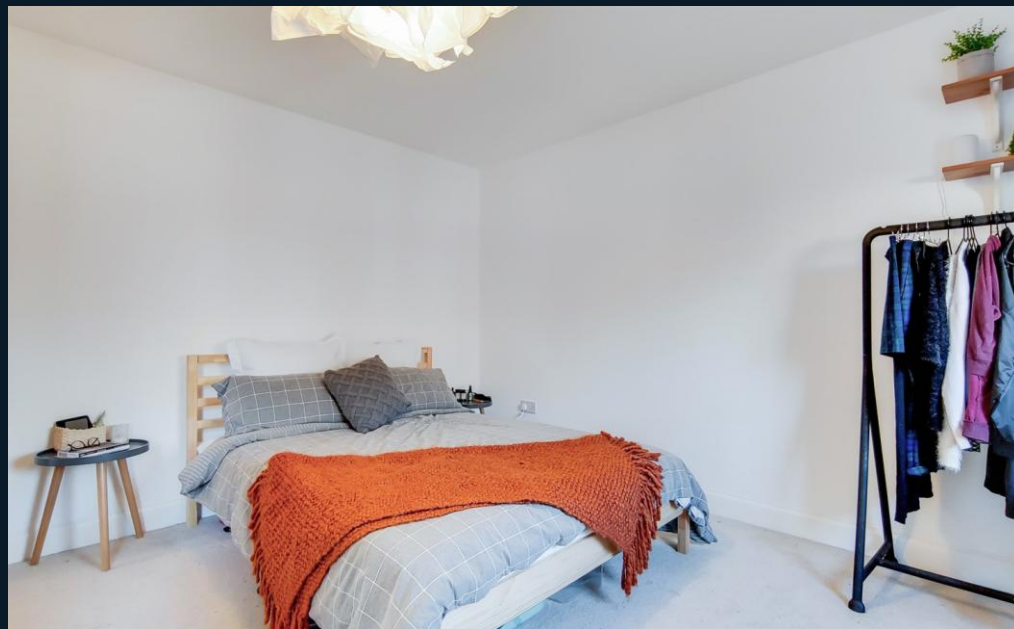


## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	77	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









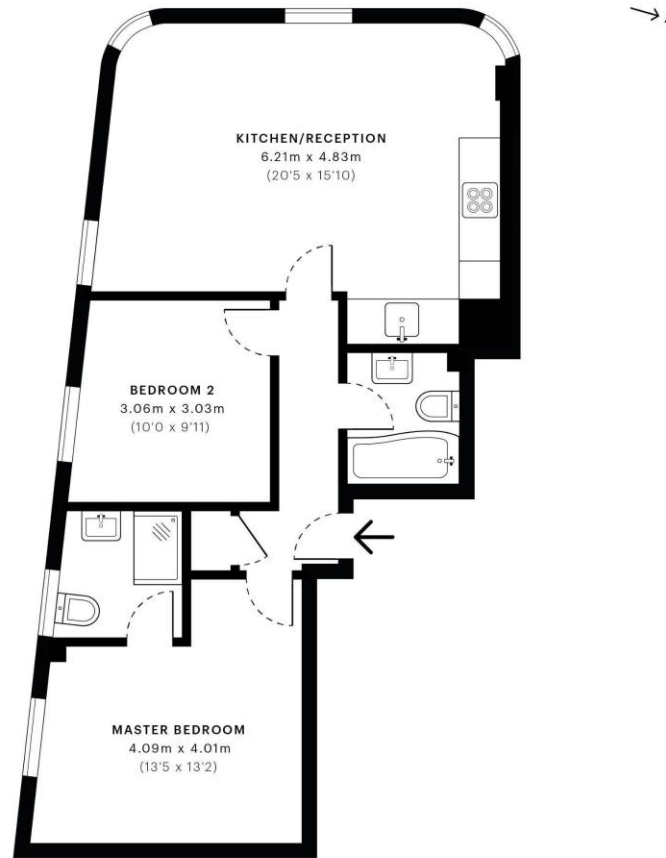


## Walters House, SW16

CAPTURE DATE  
05/02/2020

LASER SCAN POINTS  
24,016,928

GROSS INTERNAL AREA  
61.7 Sqm / 663.8 Sqft




— Second Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**61.7 Sqm / 663.8 Sqft**

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**59.2 Sqm / 637.7 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
62.7 Sqm / 675.2 Sqft  
IPMS 3C RESIDENTIAL  
60.3 Sqm / 649.1 Sqft

SPEC ID  
5e3823abd4f9687b7b58fb54

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 116 years remaining

**Service Charge** – £1960

**Ground Rent** – £250

**Council Tax Band** – C

**Local Authority** – Croydon Council



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

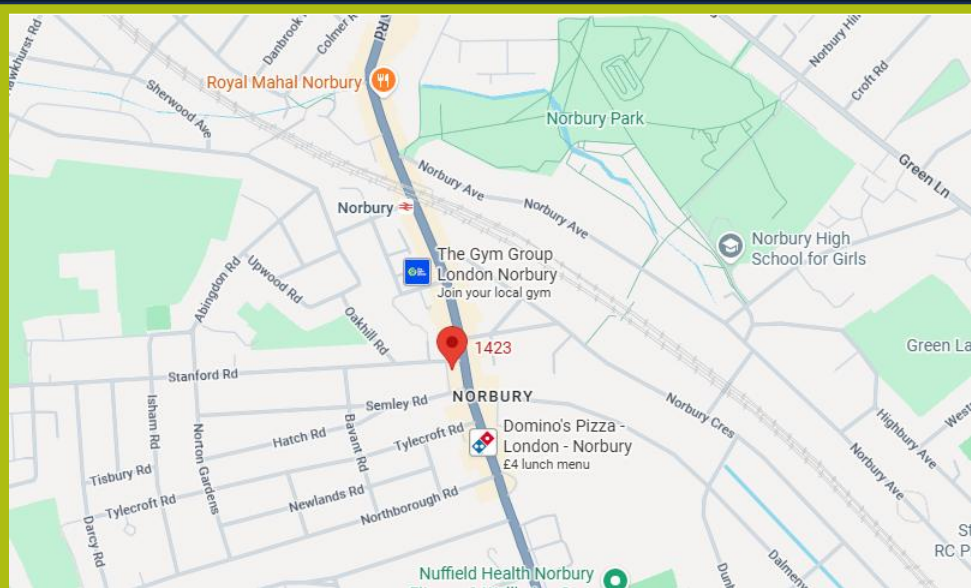


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



samuelestates.com