



Beatrice Avenue

Offers over £300,000

Nestled on the charming Beatrice Avenue in Norbury SW16, this delightful first-floor flat offers a perfect blend of comfort and convenience. Boasting two bedrooms, this property is ideal for young professionals, couples, or small families seeking a welcoming home in a vibrant area.

The flat features a spacious reception room, providing an inviting space for relaxation and entertaining. The character of the property is evident throughout. The kitchen is well-equipped, making it easy to prepare meals and enjoy dining at home.

As a share of freehold, this flat offers a sense of ownership and stability, making it an attractive option for those looking to invest in their future. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated off the London Road in Norbury, this property benefits from excellent transport links and local amenities, ensuring that everything you need is within easy reach. Whether you are commuting to work or exploring the local area, you will find that this location is both convenient and desirable.

Council tax band B

EPC E

Beatrice Avenue

Reception 18'8" x 11'5" (5.70 x 3.5)



Bedroom 1 13'5" x 11'5" (4.1 x 3.5)



Reception alternative perspective



Bedroom 2 9'6" x 8'10" (2.9 x 2.7)

Bathroom 6'6" x 5'10" (2 x 1.8)

Garden



Kitchen 8'10" x 7'10" (2.7 x 2.4)



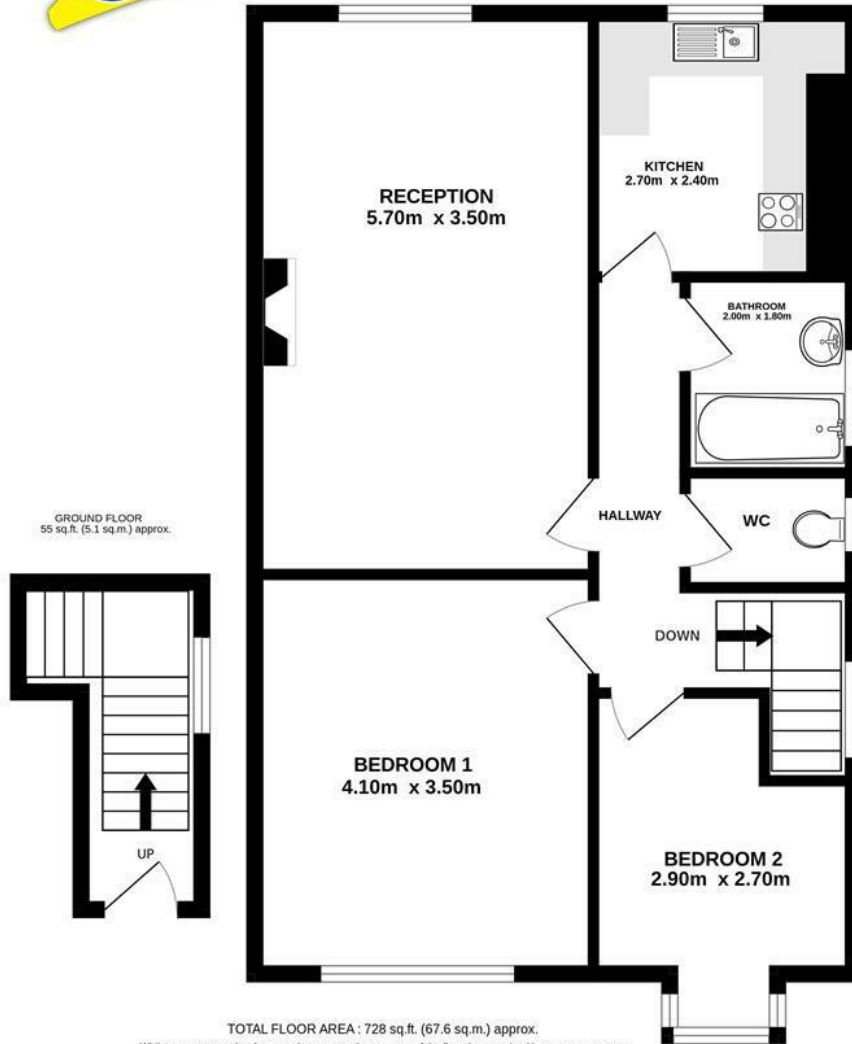
Private section of garden



Buyers Guide



FIRST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



GROUND FLOOR
55 sq.ft. (5.1 sq.m.) approx.

TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

