



## London Road

£475,000

Welcome to Norton Gardens, a charming 1930s three bedroom terraced house located in the heart of Norbury.

One of the highlights of this property is the lovely garden, providing a tranquil outdoor space for you to enjoy some fresh air or host gatherings with friends and family. Further benefits include vacant possession, gas central heating and double glazing.

Situated in a popular residential location, Norton Gardens offers convenience and a sense of community. Its central location means that you'll have easy access to local amenities, schools, and transport links.

Contact us today to arrange a viewing

Council tax band E

EPC Rating D

# London Road

Garden

Hall

Bedroom 1 13'1" x 12'1" (4.00 x 3.70)



Reception 14'1" x 12'9" (4.30 x 3.90)

Bedroom 2 13'1" x 12'1" (4.00 x 3.70)



Kitchen/Dinner 19'0" x 13'5" (5.80 x 4.10)

Bedroom 3 7'6" x 6'6" (2.30 x 2.00)



# London Road

Shower Room 7'10" x 6'10" (2.40 x 2.10)



Back



Garden 57'4" x 19'8" (17.5 x 6.00)



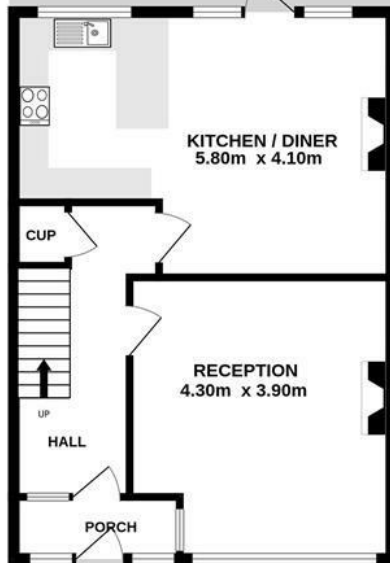
Buyers Guide



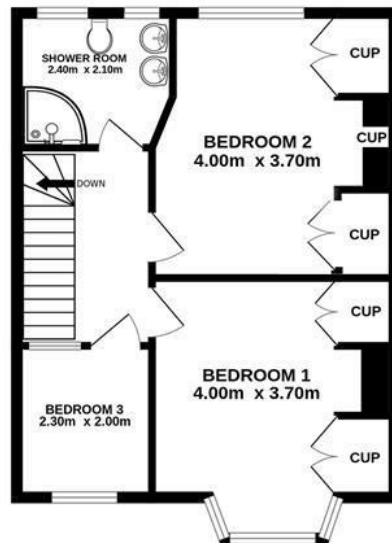
**GARDEN**  
(approx)  
17.5m x 6m



**GROUND FLOOR**  
518 sq.ft. (48.2 sq.m.) approx.



**1ST FLOOR**  
469 sq.ft. (43.5 sq.m.) approx.



**TOTAL FLOOR AREA : 987 sq.ft. (91.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

