



## Norbury Crescent, London SW16

£550,000

*A four bedroom semi detached family home requiring updating, perfect for a growing family or those in need of extra space. Situated in a semi-detached setting, this property offers a sense of privacy while still being part of a friendly neighbourhood.*

*One of the standout features of this home is its proximity to the station, making commuting a breeze for busy professionals or those who love to explore the city. Additionally, the convenience of having a garage provides ample storage space or parking for your vehicle, ensuring both practicality and peace of mind.*

*With vacant possession, this property is ready and waiting for you to make it your own. Imagine the possibilities of turning this house into your dream home, with plenty of room to personalise and create a space that truly reflects your style and needs.*

*Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your new home!*

Council tax band D  
EPC TBC

# Norbury Crescent London SW16

Hall

Kitchen 13'5" x 8'2" (4.10 x 2.50)



Reception 1 13'5" x 11'9" (4.10 x 3.60)

Conservatory 9'2" x 6'2" (2.80 x 1.90)



Reception 2 13'5" x 9'6" (4.10 x 2.90)

Bedroom 1 14'1" x 11'9" (4.30 x 3.60)



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Bedroom 2 13'5" x 9'6" (4.10 x 2.90)



Bathroom 8'2" x 4'11" (2.50 x 1.50)



Bedroom 3 10'9" x 8'2" (3.30 x 2.50)



Garden 45'11" x 19'4" (14 x 5.90)



Bedroom 4 11'9" x 5'10" (3.60 x 1.80)



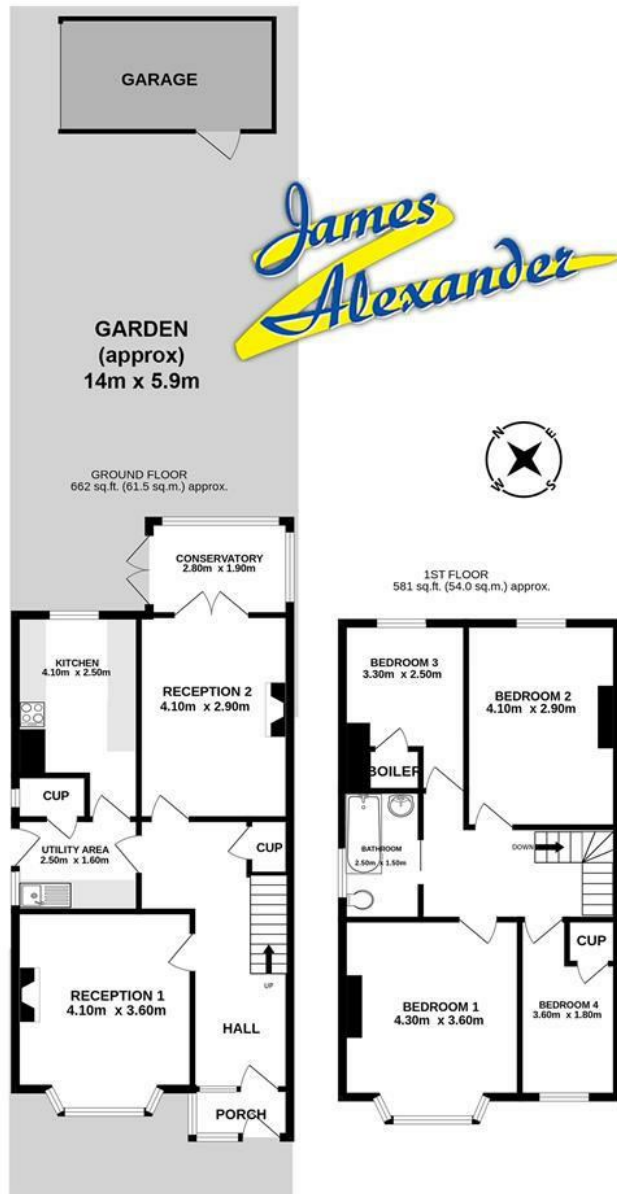
Buyers Guide



*Norbury Crescent London SW16*

Rear of property





TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

