Truuli

85 Northborough Road, London, SW16 4AY

£475,000 Freehold

- Close to Norbury Park & Local Amenities
- Two Double Bedrooms (plus versatile ground floor reception/bedroom three)
- End of Terrace – additional privacy and light

- Excellent Transport Links to Central London
- Neutrally Decorated – ready to move straight in
- Short Walk to Norbury Station (Zone 4)

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A versatile two/three bed end of terrace home with seperate reception rooms and upstairs bathroom, offered in move-in condition on this sought-after Norbury Road.

Nestled on the ever-popular Northborough Road, this charming end of terrace home presents a fantastic opportunity for first-time buyers, downsizers, or savvy investors alike. Boasting a versatile layout that offers the rare benefit of two separate reception rooms, one of which could easily serve as a ground-floor bedroom, this property is perfectly suited to modern living, whether you require a dedicated home office, a guest suite, or a growing family space.

Northborough Road

Shed
13'6" x 5'7"
(4.12m x 1.71m)

Garden
20'5" x 13'1"
(6.22m x 3.98m)

Kitchen
8'2" x 7'10"
(2.48m x 2.39m)

Bathroom
11'1" x 8'1"
(3.37m x 2.47m)

Reception Room
13'9" x 9'9"
(4.19m x 2.98m)

Bedroom
11'4" x 10'0"
(3.46m x 3.06m)

Up   S   S   S   Dn

Reception Room
14'3" x 10'9"
(4.35m x 3.27m)

Bedroom
14'3" x 10'11"
(4.35m x 3.34m)

Ground Floor
Approximate Floor Area
439 sq. ft
(40.8 sq. m)

First Floor
Approximate Floor Area
407 sq. ft
(37.8 sq. m)
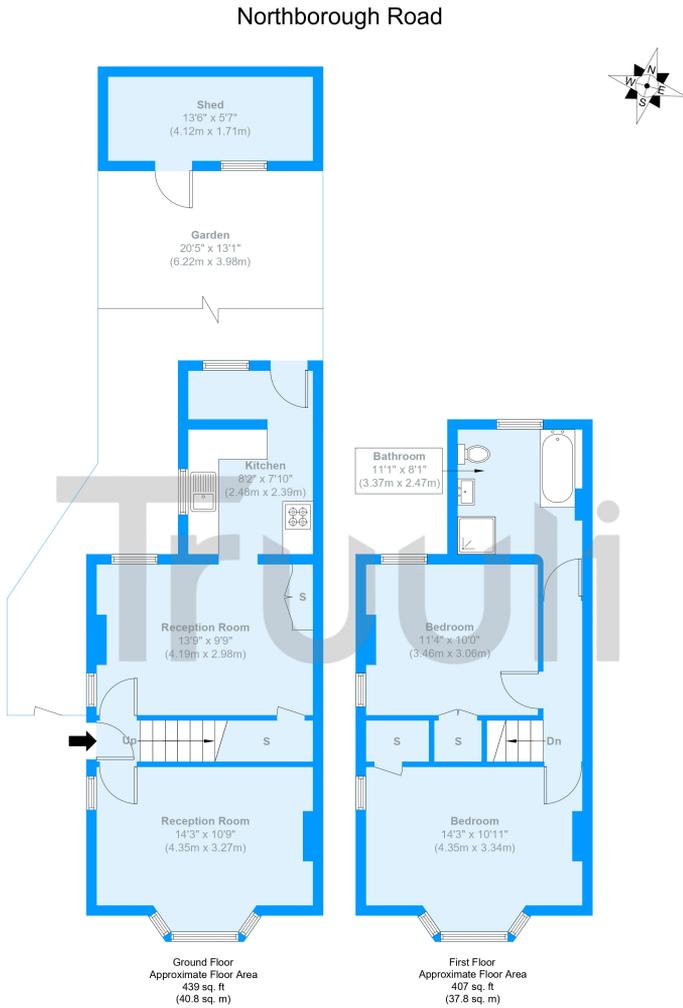
Approximate Gross Internal Area = 78.6 sq m / 846 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive
2002/91/EC