



Dunbar Avenue, SW16

£575,000 *Freehold*

3  2  1 

KEY FEATURES

- Three-bedroom period home
- Over 1,000 square feet of space
- Grand bay-fronted reception room
- Ornate period features and fireplaces
- Private mature rear garden
- Convenient off-street parking
- Close to Streatham Common
- Excellent local transport connections

Situated on a sought-after residential avenue in Norbury, this three-bedroom family home offers over 1,000 square feet of characterful living space. The ground floor accommodation flows from a welcoming entrance hallway into a grand, bay-fronted living room featuring ornate period fireplaces and high ceilings. The rear of the plan features a large, open dining room and a separate, modern kitchen equipped with integrated appliances.

The first floor houses three well-proportioned bedrooms, including two generous double bedrooms and a third versatile single room perfect for a home office or child's room. These are served by a modern, fully tiled family bathroom suite. Externally, the property

features a private, mature rear garden laid to lawn with a patio area, alongside a paved front driveway providing off-street parking.

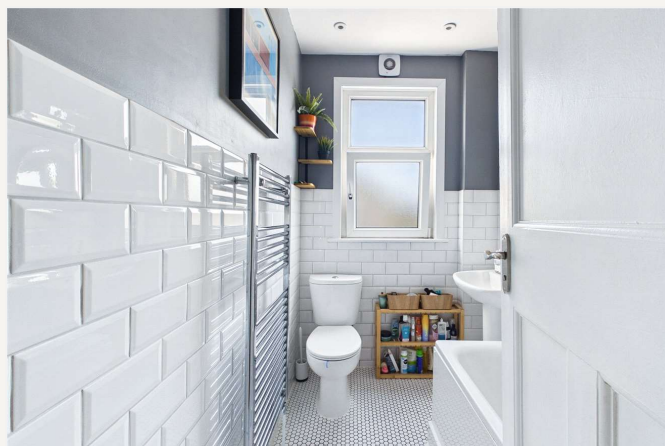
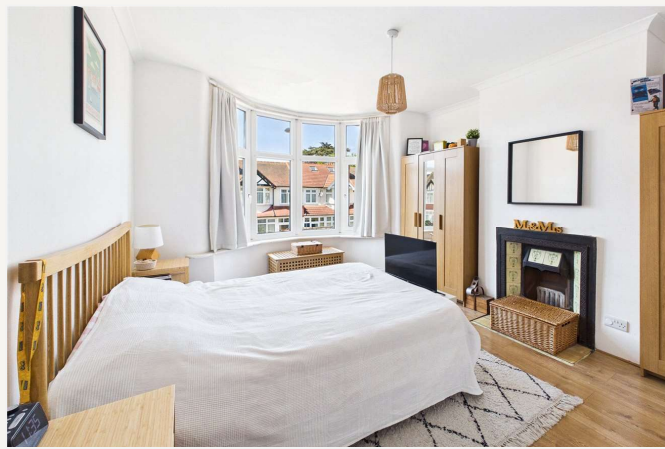
Dunbar Avenue is a quiet and highly desirable residential address located in Norbury, within easy reach of the vast green spaces of Streatham Common and the Rookery. The property is positioned for convenient access to local transport links at Norbury and Streatham Common stations, providing frequent Southern and Thameslink services into London Bridge, Victoria, and the City. The area is well-served by a range of independent shops, supermarkets, and popular family-friendly cafés along the high road.

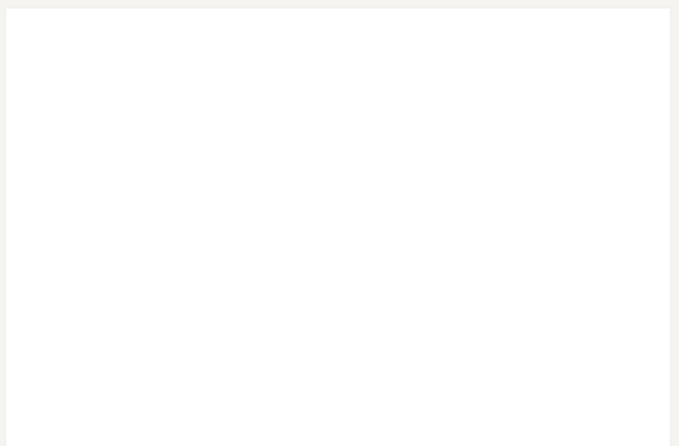
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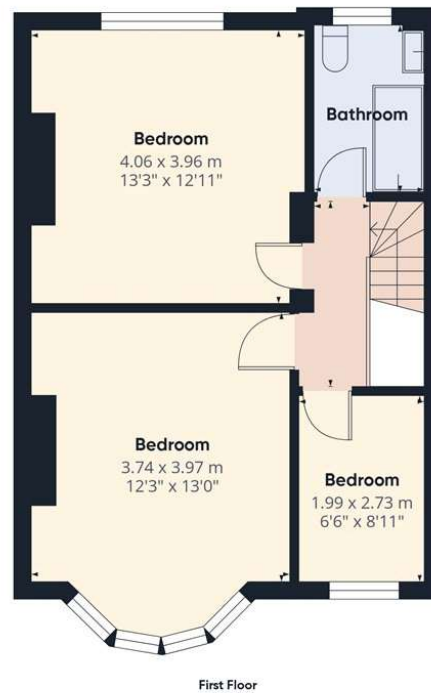
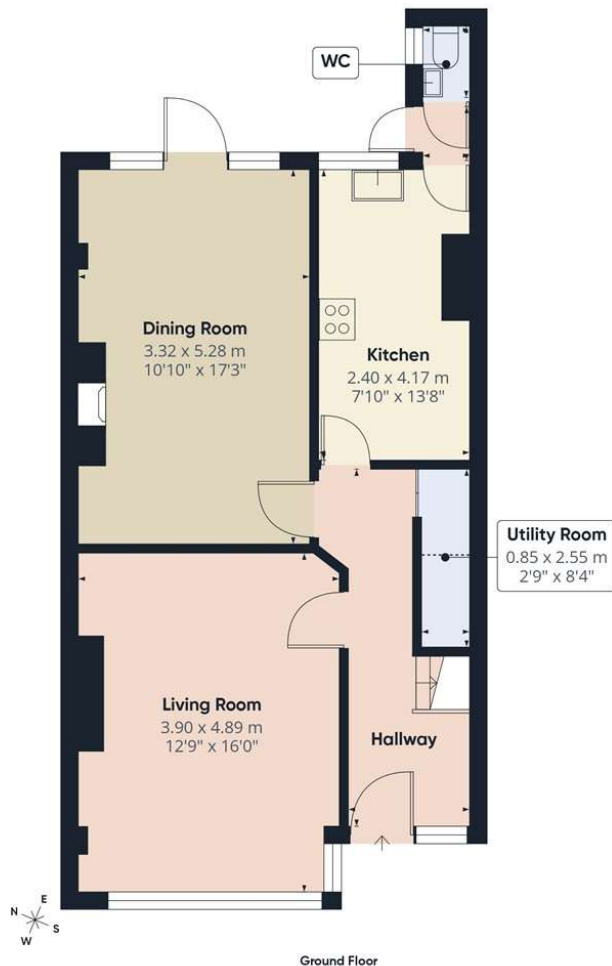
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Approximate total area⁽¹⁾
99.7 m²
1074 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

EPC rating: E

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