



Norbury Hill, SW16

£1,200,000 *Freehold*

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KEY FEATURES

- Substantial Victorian family home
- Four generous bedrooms total
- Over 2500 square feet
- Gated off street parking
- Triple aspect drawing room
- Beautifully landscaped private gardens
- Principal suite with kitchenette
- Close to prestigious schools

Set behind remotely controlled double security gates on a prominent corner plot, this elegant mid Victorian residence dates back to circa 1840 and offers over 2,500 square feet of versatile living space. The property opens into a welcoming entrance hall complete with parquet flooring, guiding you into the expansive ground floor living quarters. The triple aspect drawing room extends over 36 feet in length, featuring two large bay windows and French doors opening directly onto the gardens. Adjacent sits a formal dining room measuring over 17 feet, which leads through to a classic country style kitchen fitted with a central island unit, range cooker, and timber cabinetry. Practicality is woven throughout the ground floor, complete with a separate utility room, guest WC, tool room, and dedicated cloakroom. Ascending to the first floor, the grand staircase leads to four generous bedrooms. The triple aspect principal suite spans over 24 feet in length and includes a dedicated seating area, bay window, walk in dressing room, private kitchenette, and an en-suite shower room featuring a multi-functional shower enclosure. Three further well-proportioned bedrooms serve the upper level alongside a second modern family shower room. Outside, the property is wrapped in landscaped private gardens featuring winding pathways, tranquil ponds, mature plantings, and restful seating areas, while the gated driveway provides extensive off-street parking. Norbury Hill occupies an elevated position at the junction with Beulah Hill, offering easy access to the surrounding greenery and amenities of South London. Rail services from nearby Norbury station provide direct National Rail connections into London Victoria, Clapham Junction, and London Bridge, while frequent local buses along Beulah Hill connect swiftly to Crystal Palace and Brixton. Outdoor recreation is abundant with Norwood Park, Streatham Common, and The Rookery Gardens nearby. The area is particularly renowned for its access to prestigious independent schooling, including Dulwich College, Alleyn's School, and James Allen's Girls' School, alongside excellent local primary and secondary options.

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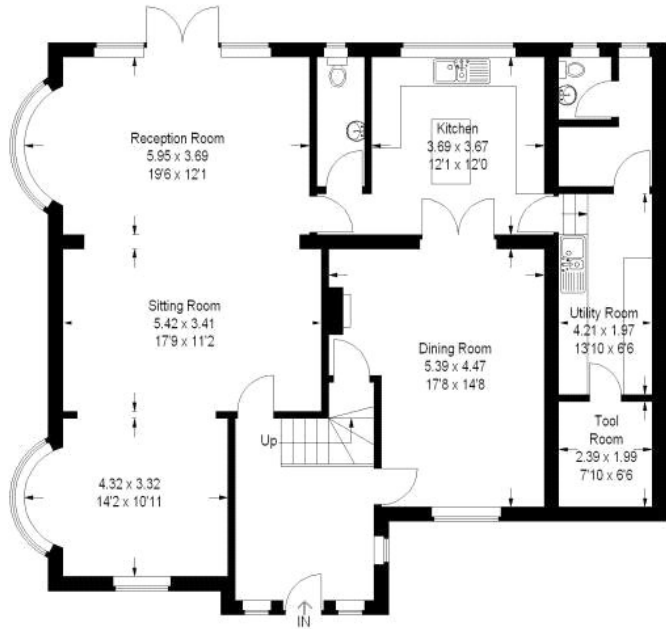
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Norbury Hill, London SW16 3RT

Approximate Gross Internal Area
237.6 sq m / 2558 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID152565)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: C

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