



Ederline Avenue, SW16

£385,000 *Share of Freehold*

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KEY FEATURES

- Two-bedroom first floor maisonette
- Independent private ground floor entrance
- Impressive private decked roof terrace
- Bright bay fronted living room
- Separate modern fitted kitchen
- Well-proportioned principal double bedroom
- Contemporary fully tiled bathroom suite
- Convenient for Norbury mainline station

Occupying the first floor of an attractive period building, this beautifully presented two-bedroom maisonette offers bright living space complemented by its own private ground floor entrance and a standout private roof terrace. A dedicated ground floor entrance opens to a private staircase ascending directly to the first-floor landing. Positioned to the front of the home, the generous living room forms a bright, welcoming hub for relaxing and entertaining, illuminated by a deep bay window that draws in abundant natural light. The separate fitted kitchen is arranged with sleek contemporary cabinetry, integrated cooking appliances, and practical worktops. From the kitchen, a glazed door opens out onto an expansive decked roof terrace, creating a wonderful outdoor sanctuary for al fresco dining and relaxation with open views. The sleeping accommodation comprises two well-proportioned bedrooms. The principal double bedroom is quietly located toward the rear, offering a peaceful retreat with tranquil outlooks. The versatile second bedroom provides ideal flexibility as a guest double, nursery, or dedicated home study. Completing the interior is a modern, fully tiled family bathroom suite fitted with a bathtub, overhead shower, and crisp contemporary sanitaryware. Ederline Avenue is a quiet residential street situated in Norbury, offering convenient access to local transport links, green open spaces, and everyday shopping amenities. Commuters benefit from direct access to Norbury mainline station, providing regular National Rail services into London Victoria, London Bridge, and Clapham Junction, while nearby bus routes running along London Road offer swift connections towards Brixton for the Victoria Line. For outdoor recreation, the open green spaces of Norbury Park are close at hand, with the parklands of Streatham Common and the historic Rookery Gardens easily accessible. Everyday essentials, independent cafes, and supermarkets are readily available along London Road and within central Norbury.

Streatham

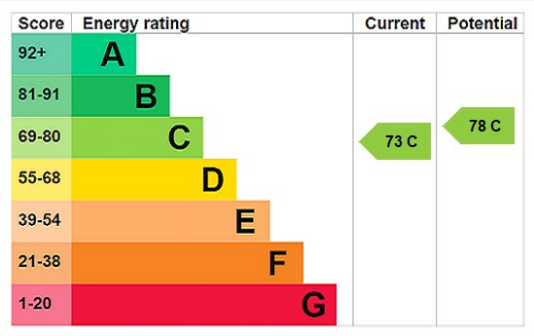
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MATERIAL INFO

Tenure: Share of Freehold
 Council Tax Band: C
 EPC rating: C