



## Averil Grove, SW16

£1,900 per month *Unfurnished*



A well-presented two-bedroom ground floor flat offering modern open-plan living, ideally located within a quiet residential development off of Beulah Hill close to excellent transport links and local amenities.

The property comprises a bright and spacious open plan kitchen and reception area, providing an ideal space for both relaxing and entertaining. Large sliding doors lead onto a private balcony, allowing for plenty of natural light and access to outdoor space.

### KEY FEATURES

- Available Now!
- Two-Bedrooms
- Un-furnished
- Residential Parking
- Private Parking
- Communal Gardens
- Excellent Transport Links



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02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

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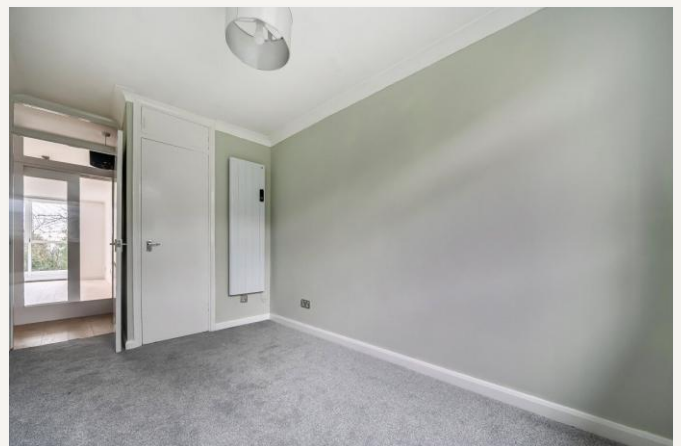
Accommodation further benefits from two well-proportioned bedrooms and a contemporary three piece bathroom suite, finished to a modern standard. Additional features include communal parking and access to well-maintained communal gardens.

The property is conveniently situated within easy reach of Norbury, Streatham and West Norwood stations, offering fast and frequent services into Central London and the City. Numerous local bus routes provide excellent connectivity to Brixton, Balham, Clapham and Croydon, making this an ideal home for commuters.

The local area offers a wide selection of shops, cafés, supermarkets and everyday amenities, along with attractive green spaces including Streatham Common and Norwood Grove, perfect for leisure, exercise, and outdoor relaxation.

Available to view immediately, Ideal for couples and sharers!





#### MATERIAL INFO

**Deposit: £1,900 PCM**

**Holding Deposit: (One Week) £438.46**

**Council Tax Band: C**

Averil Grove, London, SW16

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1410175

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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