



NORBURY CRESCENT, SW16  
**£950,000 FREEHOLD**

## A ONE-OF-A-KIND FIVE BEDROOM HOME WITH SECRET CINEMA ROOM, LUXURY DESIGN AND LANDSCAPED GARDEN

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Extended and renovated by the current owners, no detail has been spared in the transformation of this remarkable five-bedroom home, which effortlessly blends high-end design with thoughtful family living across three beautifully presented floors.

Set back from the road with a smart front driveway for multiple cars, you enter into a spacious hallway that flows into the elegant front reception — bathed in morning light through a striking bay window.

Beyond lies the true heart of the home: an expansive open-plan kitchen and dining room, complete with a rear reception space and stylish bi-folding doors that open onto the landscaped garden. This is a space designed for connection — whether you're hosting family dinners or enjoying a quiet coffee in the morning sun of this south-west-facing garden. The outdoor space wraps around in an L-shape, featuring a large patio that creates seamless indoor-outdoor living, low-maintenance lush planting, a hand-built pergola, two Asgard storage sheds, and a potting shed. The blue slate pathway draws you gently from the house to the garden's corner, offering defined areas to relax, dine, and play.

Upstairs on the first floor, two generous double bedrooms are complemented by a single bedroom currently used as a large walk-in wardrobe. The family bathroom is a showstopper, with in-built ceiling speakers, elegant tiling, a freestanding bath, and a rainfall shower — all beautifully finished. The second floor hosts a playful hidden gem: a large cinema room accessed through a bespoke bookcase. This space also serves as a spacious third double bedroom. Alongside it sits a second single bedroom, currently used as a home office with a built-in desk and storage.

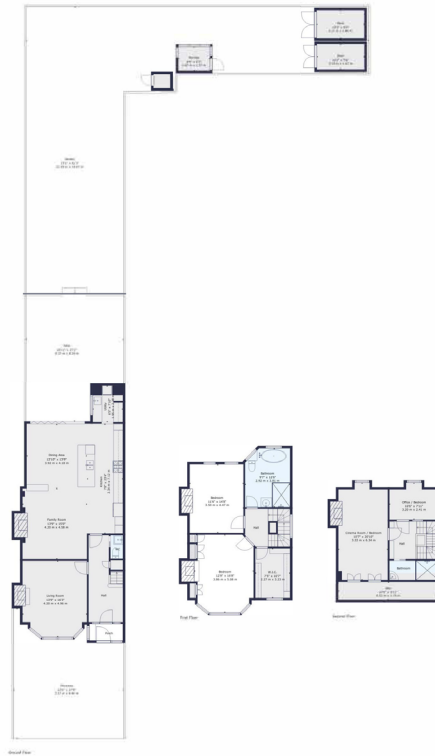
A modern shower room, comprising Italian terrazzo tiling and a bespoke architectural shower, provides further flexibility. Additional perks include a utility room discreetly tucked off the kitchen, and high-quality finishes throughout, including Dowsing & Reynolds sockets and switches, original Edwardian fireplaces, stained glass doors, and cornicing.

Ideally located with easy access to Norbury station, local amenities, and a selection of green spaces, this is a home designed for modern life — stylish, functional, and full of character.









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**TOTAL: 2409 sq. ft, 223.8 m<sup>2</sup>**  
**GROUND FLOOR: 996 sq. ft, 93 m<sup>2</sup>, FIRST FLOOR: 676 sq. ft, 63 m<sup>2</sup>, SECOND FLOOR: 413 sq. ft, 38 m<sup>2</sup>, LOW CEILING: 104 sq. ft, 10 m<sup>2</sup>**  
**WALLS: 221 sq. ft, 20 m<sup>2</sup>**  
**EXCLUDED AREAS: PORCH: 26 sq. ft, 2 m<sup>2</sup>, PATIO: 510 sq. ft, 47 m<sup>2</sup>, STORAGE: 35 sq. ft, 3 m<sup>2</sup>, SHED: 118 sq. ft, 11 m<sup>2</sup>, DRIVEWAY: 514 sq. ft, 48 m<sup>2</sup>, FIREPLACE: 53 sq. ft, 5 m<sup>2</sup>**  
 All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

**Tenure:** Freehold

**Council Tax Band:** 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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