



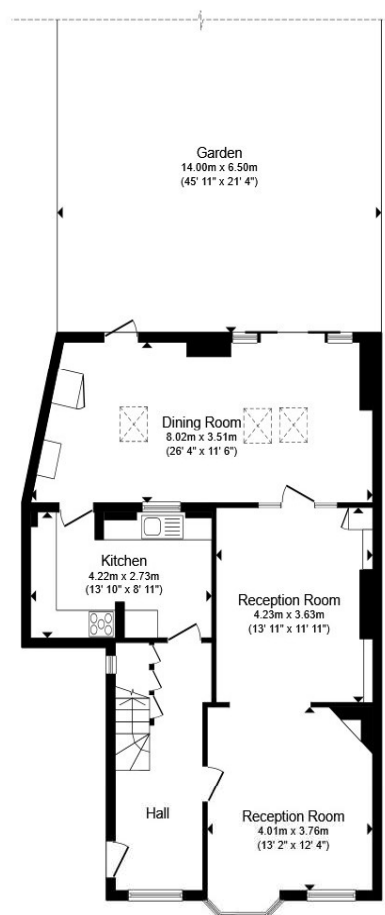
Dunbar Avenue, LONDON SW16 4SD

welcome to

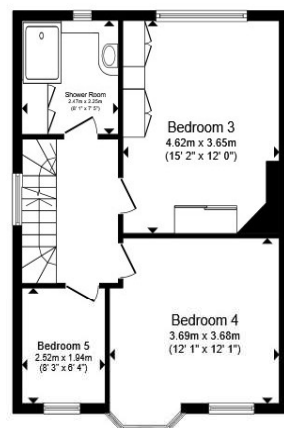
Dunbar Avenue, LONDON

An exceptional five-bedroom detached-style family home arranged over three impressive floors, offering over 2,100 sq ft of refined living space, mature gardens, a detached garage with EV charger, and a highly sought-after residential setting.

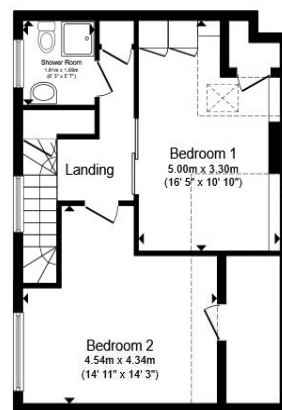




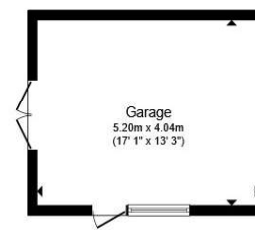
Ground Floor



First Floor



Second Floor



Outbuilding



Total floor area 199.9 m² (2,152 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A distinguished five-bedroom family residence extending to approximately 2,100 sq ft, occupying a substantial corner plot within a sought-after residential setting. Arranged over three floors, this exceptional home offers an impressive balance of elegant living and entertaining space, complemented by beautifully maintained side and rear gardens. A detached garage with EV charging point further enhances the property's appeal, making it perfectly suited to modern family life.

Ideally located on the ever-popular Dunbar Avenue, the property is just 0.6 miles from Norbury Station, providing convenient links into Central London, while a vibrant selection of shops, cafés and restaurants can be found nearby. The area is particularly well regarded for its excellent choice of state and grammar schools, together with the open green spaces of Pollards Hill and Norbury Hall Park, all contributing to its enduring popularity amongst families seeking both convenience and lifestyle. Additionally there is a possibility of extensions STPP.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and antimoney laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

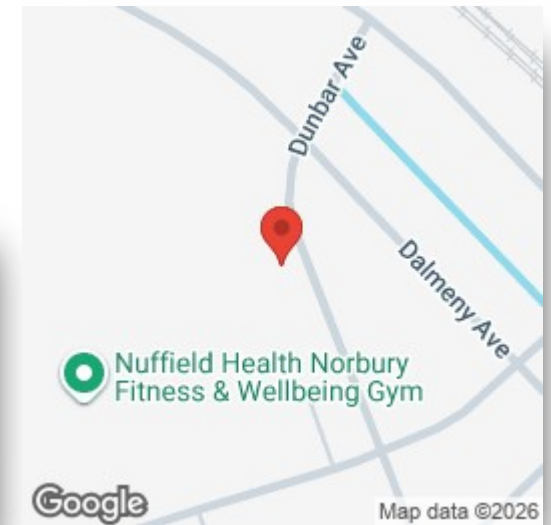
welcome to

Dunbar Avenue, LONDON

- Exceptional Five-Bedroom Family Residence
- Over 2,100 Sq Ft of Accommodation
- Side & Rear Private Gardens
- Detached Garage with EV Charging Point and free parking on roadside
- 0.6 Miles to Norbury Station

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£825,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110819



Property Ref:
STM110819 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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