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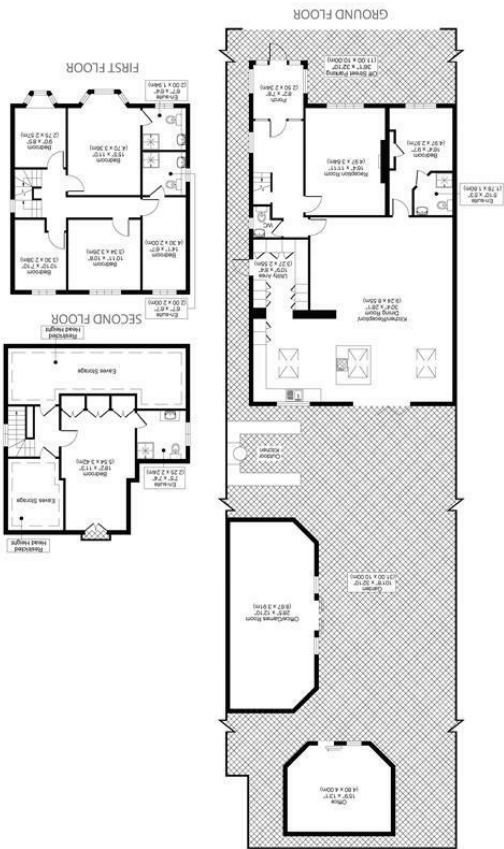
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



NORTHLEY AVENUE, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT, EAVES STORAGE AREAS AND GARDEN OFFICES 3,348 SQ.FT (311 SQ.M)  
( EXCLUDING OUTDOOR KITCHEN)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND EAVES STORAGE AREAS AND GARDEN OFFICES 2,476 SQ.FT (230 SQ.M)  
( EXCLUDING OUTDOOR KITCHEN)



CHRISTIES





**\*PROCEEDABLE BUYERS ONLY\***  
ONCE IN A WHILE WE HAVE THE DISTINCT PRIVILEGE TO BE ABLE TO OFFER FOR SALE AN EXCEPTIONAL PROPERTY IN EXCEPTIONAL CONDITION - THIS IS ONE SUCH HOME.

WE ARE DELIGHTED TO BE ABLE TO OFFER THIS SUBSTANTIAL THREE STOREY, SEVEN BEDROOM/FOUR-BATHROOM FAMILY HOME BENEFITTING FROM A TOP FLOOR MASTER BEDROOM SUITE AND ALSO OFFERING A GENEROUS GROUND FLOOR BEDROOM - AGAIN WITH EN-SUITE. MAIN FEATURES OF THE PROPERTY INCLUDE A SPECTACULAR REAR-FACING KITCHEN/RECEPTION/DINING ROOM AND A WONDERFUL REAR GARDEN INCORPORATING TWO SUPERB OUTBUILDINGS, IDEAL FOR USE AS OFFICES (ONE IS CURRENTLY SET UP AS A GAMES ROOM).

ONE LOOK AT THE PHOTOS AND VIDEO WILL, WE ARE SURE, CONVINCE YOU THAT THIS IS A HOME YOU SIMPLY MUST SEE! CALL US TODAY TO CONFIRM YOUR VIEWING ON 0208 770 1625.

- SEVEN BEDROOMS AND FOUR BATHROOMS
- SPECTACULAR REAR FACING FAMILY KITCHEN/RECEPTION/DINING ROOM
- HOMES OF THIS QUALITY ARE RARE IN THE CURRENT MARKET
- COUNCIL TAX BAND F
- EPC RATING C

