



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

FORREST GARDENS NORBURY



SOLD

REF: 272768

5 Bed, Detached House, Private Garden

Secluded gated development - Fully Fitted Kitchen - Call Now 0208 772 7200 - Angelo Mews, off Forrest Gardens, SW16 - Five bedroom family house - Chain Free

Angelo Mews, off Forrest Gardens, SW16. An impressive 5 bedroom family house set in a small gated development. The property is new built and has been finished to very high standards throughout: fully fitted kitchen with granite worktops, fully fitted appliances, utility room, dining room, reception room, study, 5 double bedrooms with 4 bathrooms, plenty of storage and a garden. The property is offered to the market chain free, and an early internal viewing is recommended. Call now 0208 772 7200

Train/Tube - Thornton Heath, Norbury
Local Authority/Council Tax - Croydon
Tenure - Freehold

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Reception



Dining room



Kitchen



Utility room



Study



Bedroom 1



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Bedroom 2



En suite bathroom 2



Family bathroom



Bedroom 5



En suite bathroom 3



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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception - 4.27m x 4.57m (14' x 14' 11")

Double glazed french doors to garden, double glazed french doors to conservatory, carpet, radiator, recessed spotlights.

Dining room - 3.20m x 4.27m (10' 5" x 14')

Double glazed french doors to conservatory, double glazed sash window, recessed spotlights, radiator, tiled floor.

Kitchen - 3.12m x 3.20m (10' 2" x 10' 5")

Double glazed sash windows, recessed spotlights, matching wall and base units, granite worktops, fitted 6 burner stove, 2 electric ovens, under counter fridge freezer, dishwasher, sink and drainer, extractor fan, tiled floor.

Utility room - 1.40m x 1.68m (4' 7" x 5' 6")

Door leading to garden, boiler, sink, tiled floor.

Study - 2.67m x 3.20m (8' 9" x 10' 5")

Double glazed sash windows, recessed spotlights, carpet, radiator, storage cupboard.

WC

Low level WC, sink, tiled floor, recessed spotlights.

Conservatory - 3.35m x 4.27m (10' 11" x 14')

Double glazed french doors leading to garden, tiled floor.

Staircase leading to

Bedroom 1 - 3.12m x 4.19m (10' 2" x 13' 8")

Double glazed sash windows, radiator, carpet, ensuite shower room.

En suite bathroom 1

Bedroom 2 - 3.12m x 3.66m (10' 2" x 12')

Double glazed sash windows, carpet, radiator.

En suite bathroom 2

Shower cubicle, white sink, low level WC, recessed spotlights, tiled floor and walls.

Bedroom 3 - 2.74m x 3.96m (8' 11" x 12' 11")

Double glazed sash windows, radiator, carpet.

Bedroom 4 - 2.67m x 3.96m (8' 9" x 12' 11")

Double glazed sash windows, radiator, carpet.

Family bathroom

White suite comprising bath, sink, low level WC and shower cubicle. Tiled floor and walls, mirror, double glazed window.

Staircase leading to

Bedroom 5 - 3.20m x 4.57m (10' 5" x 14' 11")

Double glazed velux windows, radiator, carpet, storage cupboard.

En suite bathroom 3

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Shower cubicle, white sink, low level WC, recessed spotlights, tiled floor and walls.



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 272768

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.