



Streatham Common North, SW16  
£1,150,000

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# In general

- Family home
- Perfect home to make your own
- Over 2,000 sqft living space
- Five bedrooms
- 96.2ft garden
- Large separate living and dining areas
- Charming original features
- Overlooking Streatham Common
- Good transport links via bus and rail service
- Filled with natural light

# In detail

A charming Five-Bedroom Family Home on Streatham Common North, offering a perfect opportunity to create a home tailored to your tastes, now available to purchase.

This five-bedroom family home on Streatham Common North has been lovingly maintained by the same family for 41 years, offering a unique blend of character and potential.

The ground floor features three generous living areas. Visitors are immediately welcomed by a large hallway that leads to a spacious living room perfect for family gatherings, a large, separate dining room and separate eat-in kitchen and breakfast room. These areas are ideal for both everyday living and entertaining. The large, 96ft garden is a blank canvas and provides a peaceful space for outdoor activities. It is accessible from both the kitchen and dining room.

Upstairs, there are five bedrooms, including two large doubles, one overlooking the common and the other facing the rear garden but both benefitting from an abundance of light. There are two smaller doubles and one single room. These rooms offer great potential for personalisation, allowing you to create comfortable retreats for family members or guests.

The home retains many original features, including high ceilings, large windows, intricate cornicing, picture rails, feature fireplaces/wood burners and original tiling all adding to its charm and character. These period details enhance the home's unique appeal.

Located on Streatham Common North, the property benefits from excellent transport links. Streatham Common Northside affords the luxury of buses to Brixton, Croydon and many more destinations with Streatham Railway Station offerings the Thameslink service to London Bridge. Streatham Common train station is another option with services London Victoria direct in 20 minutes. Outside is the 249 bus which serves Tooting Bec Tube Station or Crystal Palace in the opposite direction. The property is surrounded by reputable schools and the beautiful oasis that is Streatham Common directly opposite.

This location offers both access to green spaces and the convenience of local amenities including the wonderful café on the common, many various sporting clubs and events which regularly utilise the wonderful open space and of course The Rookery, a formal Grade 2 Listed Historic Garden which is one of Lambeth's Green Flag Award holders and current holder of 'Park of The Year' award from London In Bloom.

EPC: E | Council Tax Band: G

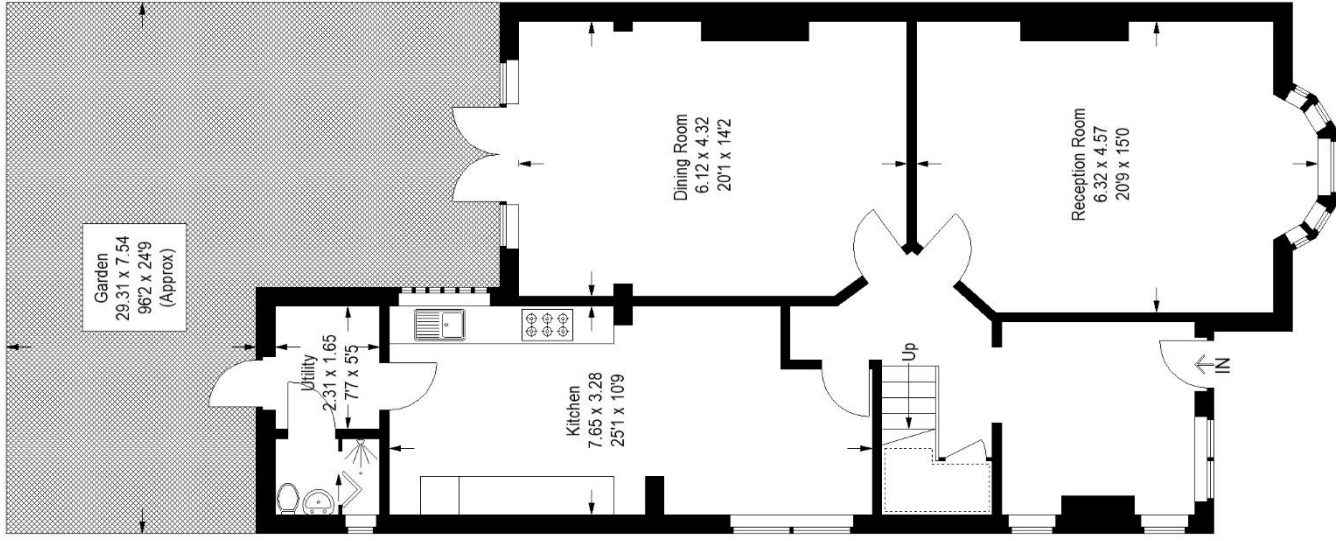


# Floorplan

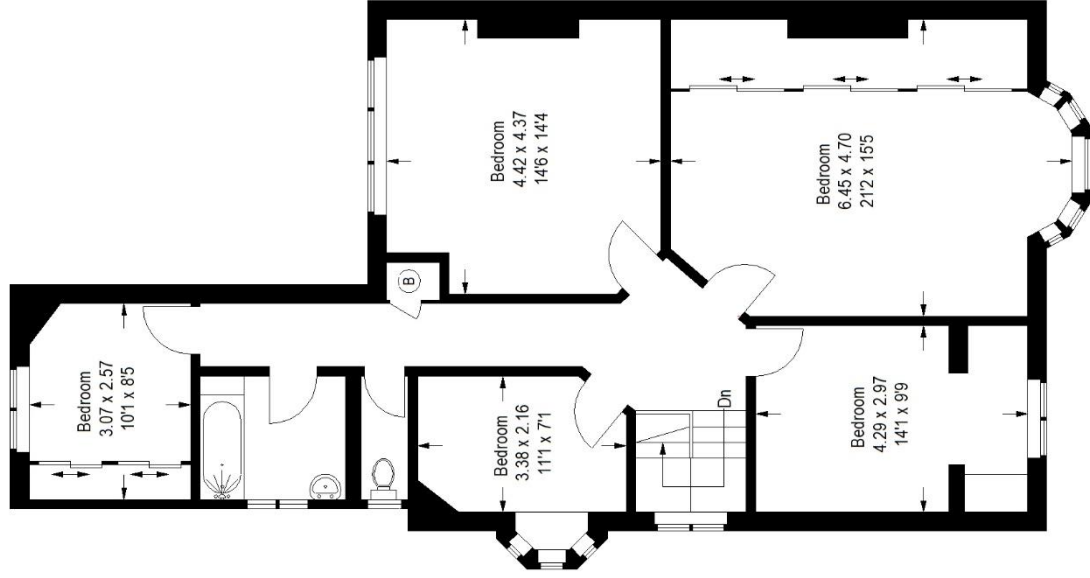
**Streatham Common North, SW16**  
**Approximate Gross Internal Area**  
**202.3 sq m / 2177 sq ft**



 = Reduced Headroom Below 1.5 M / 50



**Ground Floor**



**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>80 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>43 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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