



Hollman Gardens, SW16  
£650,000

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# In general

- Four bedroom mid-century townhouse
- Beautifully upgraded
- Stunning elevated views
- Neat rear garden with a southerly aspect
- Quiet cul de sac
- Separate utility room
- Separate shower room

# In detail

An attractively presented four bedroom, two bathroom mid-century townhouse forming part of a quiet cul de sac positioned off of popular leafy residential road.

This light and bright accommodation is arranged over three levels and has been modified and upgraded by the current owners to offer a well-designed and immediately enjoyable new home. The entrance level is arranged as a sizeable utility room, a shower room, and a 17ft bedroom with solid oak flooring and double doors to outside - an ideal configuration for long-term guests or a home working environment. Upstairs there is a dual aspect 27ft 6 reception room with stripped wood flooring and a Juliette balcony with stunning elevated views, also a nicely modernised kitchen with a serving hatch to the dining area. The top floor houses three bedrooms (with fitted storage) and a recently replaced brilliant white bathroom. Externally there is a low maintenance rear garden with a patio seating area, maturely planted borders, and a sunny southerly aspect.

As end of terrace, the house benefits from a full side return which has been transformed into an outbuilding / storage space, also off street parking at the front.

Hollman Gardens is within proximity of West Norwood and Streatham Common rail links as well as bus routes to Brixton Tube (X68 express).

This fresh and inviting property could be an ideal next step for a young or growing family seeking a community-orientated setting, one which should be viewed to be appreciated.

EPC: D | Council Tax Band: D



# Floorplan

## Hollman Gardens, SW16

Approximate Gross Internal Area

Ground Floor = 40.7 sq m / 438 sq ft

First Floor = 39.5 sq m / 425 sq ft

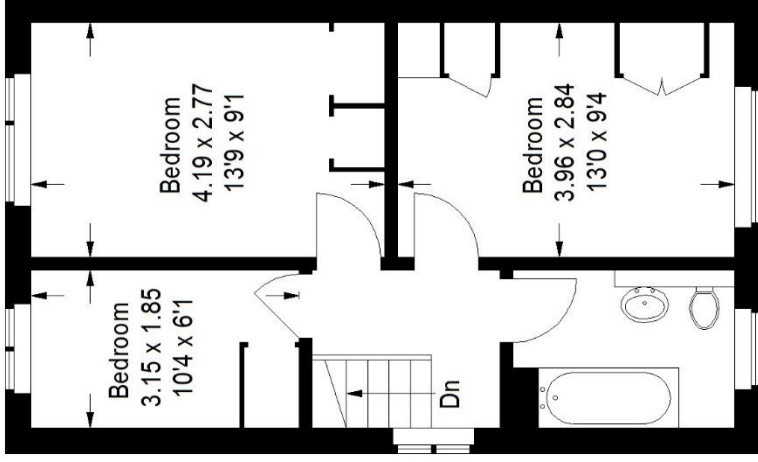
Second Floor = 39.2 sq m / 422 sq ft

Outbuilding Storage = 10.6 sq m / 114 sq ft

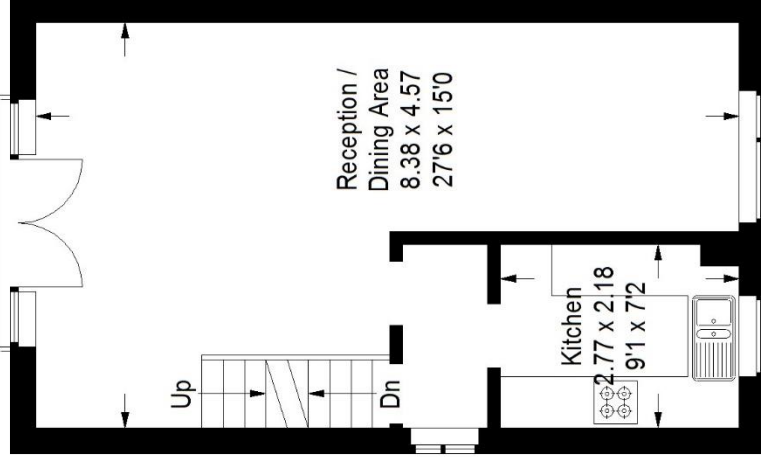
Total = 130.0 sq m / 1399 sq ft

 = Reduced headroom below 1.5 m / 50

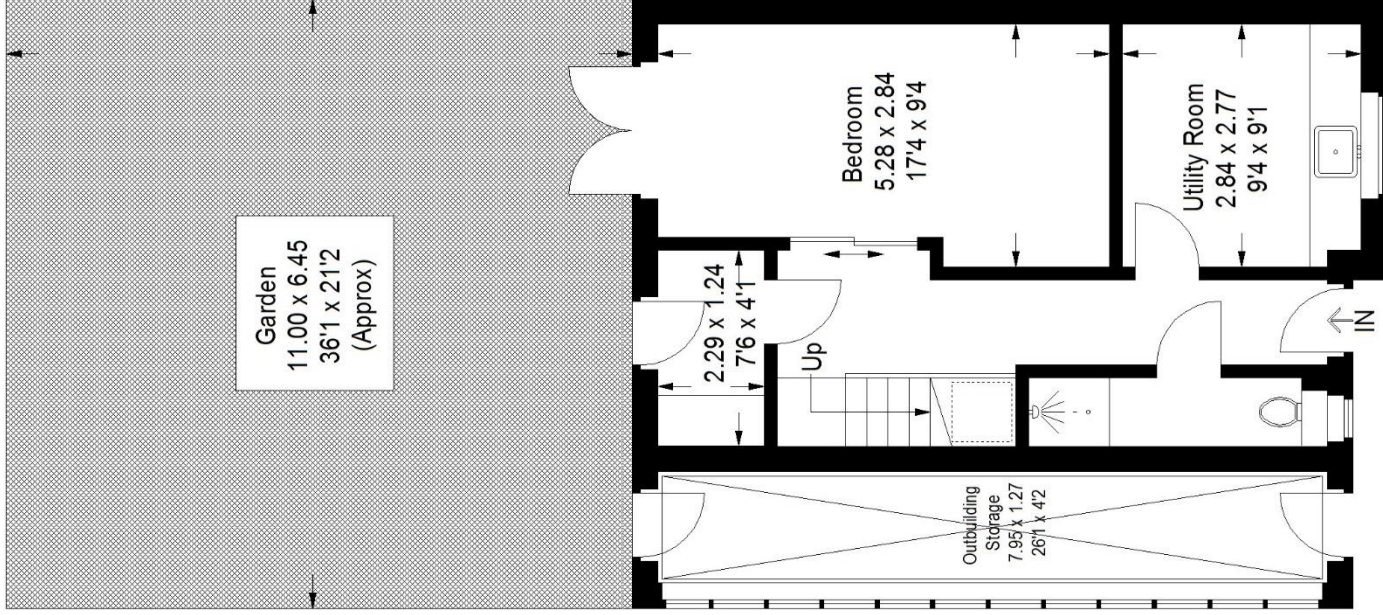
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	84 B



Second Floor



First Floor



Ground Floor

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