



Hollman Gardens, SW16  
OIEO £600,000

0208 702 9333  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Four bedroom mid-century townhouse
- No onward chain
- Pleasant views
- Garage and off street parking
- Cul de sac location
- Modern kitchen and bathroom
- Utility room

# In detail

A light and bright four bedroom end of terrace mid-century townhouse positioned within a small quiet cul de sac and available for sale with no onward chain.

This flexible space is arranged over three levels and boasts a dual aspect living space with pleasant elevated views over playing fields. In the brief, the ground floor comprises of the fourth bedroom, a utility room, and access to the integrated garage. Upstairs is a spacious reception room with replacement solid wood flooring and a modern separate kitchen with integrated appliances, whilst the top floor houses three further bedrooms and a fully tiled bathroom with fresh white sanitary ware. Externally there is neat lawned rear garden with a patio seating area and side access, also off street parking at the front. The property is neutrally decorated throughout and could suit those seeking an immediately enjoyable home to put their own stamp on in time.

This tranquil residential location is within proximity of West Norwood and Streatham Common rail links as well as bus routes to Brixton Tube (X68 express).

EPC: D | Council Tax Band: E



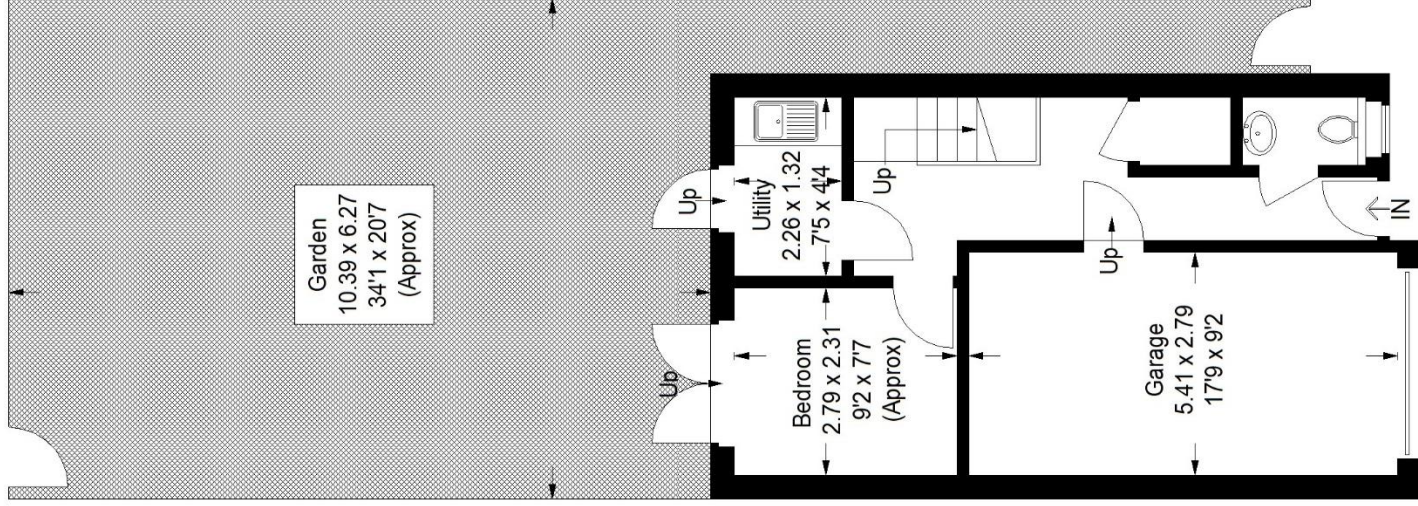
# Floorplan

## Hollman Gardens, SW16

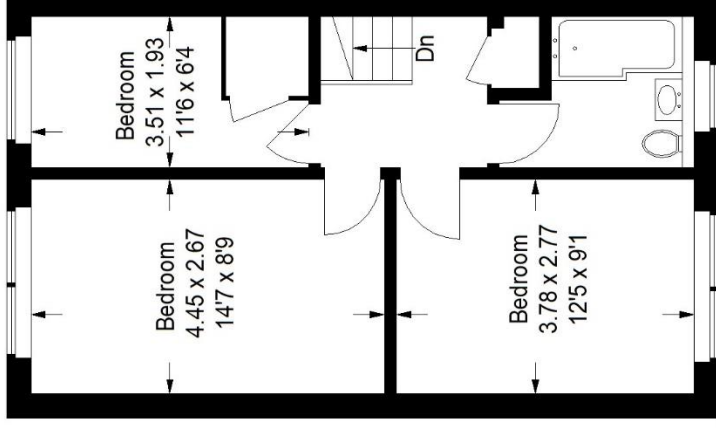
Approximate Gross Internal Area 102.5 sq m / 1103 sq ft

Garage = 15.4 sq m / 166 sq ft

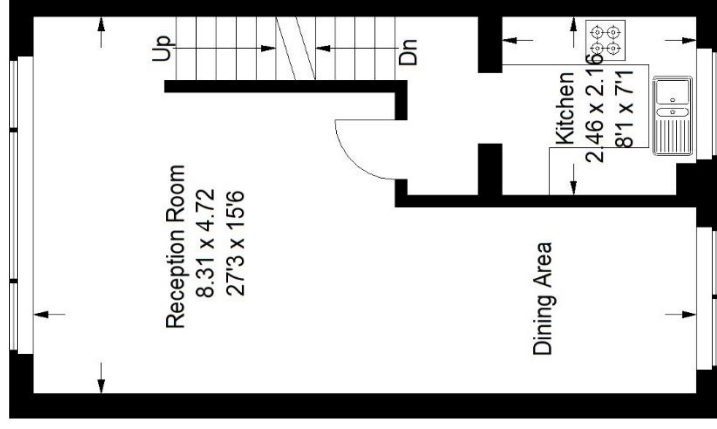
Total = 117.9 sq m / 1269 sq ft



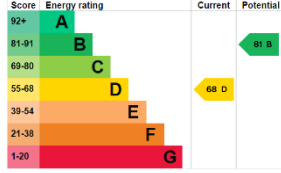
**Ground Floor**



**Second Floor**



**First Floor**



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord

Copyright www.pedderproperty.com © 2024  
 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.