



## Guildersfield Road, London, SW16

This fantastic home has been thoughtfully created to provide luxury living in south-west London. Exceptional living space, cutting-edge design, energy efficiency and many contemporary features.

The property spans four levels with four bedrooms, three bathrooms, a reception/living area, kitchen/dining and guest cloakroom. The modern kitchen includes integrated Siemens appliances, full size fridge and freezer separates, dishwasher, breakfast bar and dining area. The reception and living areas feature solid oak flooring and have direct access on to a private south-facing courtyard and garden.

The principal bedroom suite is bright, with dressing area and en-suite bathroom and is located on the first floor along side a generous double bedroom and family bathroom. Two further double bedrooms and a third bathroom with a walk-in shower can be found on the upper floor with extra storage in the eaves.

Situated walking distance from the beautiful Streatham Common and just half a mile from both Streatham and Streatham Common Train Stations for easy access to Victoria and London Bridge, the West End and the City. Local amenities include five major grocery stores including M&S and plenty of coffee shops, bakeries, bars and restaurants.

- Four double bedroom house
- Generous living and entertaining space
- Private south-facing rear garden
- Contemporary kitchen with Siemens appliances
- Close to Streatham Common
- A short commute to the stations
- On-street parking

**£3,575 Per month**

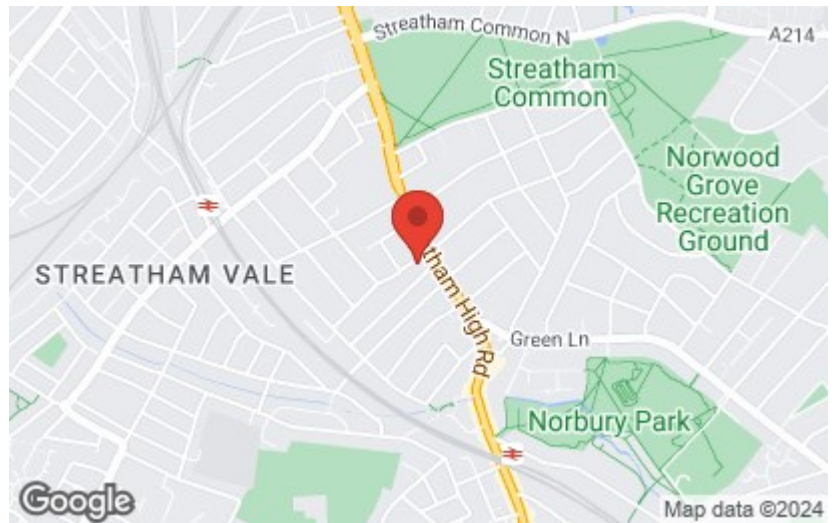


GROSS INTERNAL AREA  
 FLOOR 1: 410 sq ft, 38 m<sup>2</sup>, FLOOR 2: 488 sq ft, 45 m<sup>2</sup>  
 FLOOR 3: 483 sq ft, 45 m<sup>2</sup>, FLOOR 4: 346 sq ft, 32 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 16 sq ft, 1 m<sup>2</sup>  
 TOTAL: 1726 sq ft, 160 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>88</b> <b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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