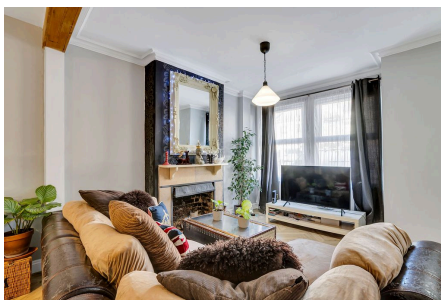


**Marian Road, London, SW16 5HR**

Guide Price £525,000

2 1 1



PLEASE QUOTE MR0560 - Stunning two double bedroom mid terraced house located on a quiet residential road, just a short walk from Streatham Common station and vibrant local amenities. The property has been superbly appointed by the current owner, boasting high ceilings and period elegance, sympathetically enhanced with stylish interiors, neutral décor and high-quality finish throughout. Features include an inviting reception room with newly fitted parquet flooring, separate well equipped kitchen and dining room with underfloor heating, electronic Velux windows and bi -folding doors, stylish bathroom, south facing garden, gas central heating (brand new boiler providing an efficient EPC C rating), newly updated double glazing to all but the

second bedroom, quality floor coverings and ample inbuilt storage. A fully boarded loft space offers additional scope to extend/convert, subject to the normal planning consents.

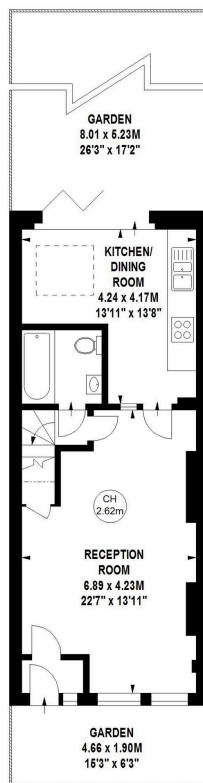
Accommodation comprises of a large reception room with attractive new parquet flooring, offering excellent space for entertaining, relaxing and dining. There is a separate full rear extension with a dining room and newly equipped kitchen with parquet designed porcelain tiling and access to the rear garden. Bi-folding doors spanning the width of the property spill out onto the south facing garden. The ground floor also consists of a newly fitted bathroom (3 years old) and storage under the stairs. There are two well sized bedrooms on the first floor: a principal bedroom flooded with natural light from three windows looking out on to the quiet residential road and a similarly sized second bedroom.

The property is superbly located within a short walk of both Streatham Common and Mitcham Eastfield's station as well as numerous regular bus routes, all providing excellent links into Central London and to the surrounding area. Streatham itself offers an array of shops, bars, restaurants, cafes and delicatessens, as well as supermarkets and leisure facilities including Streatham Leisure centre. Mitcham Common, Tooting Bec and Streatham Common are also close by providing fantastic open space and recreation grounds, ideal for families, and the area is well served by local schools.

Viewings are highly recommended.

## Key Features

- STUNNING 2 BEDROOM MID TERRACED VICTORIAN HOUSE
- POPULAR QUIET RESIDENTIAL LOCATION
- STYLISH INTERIORS AND NEUTRAL FINISH
- POTENTIAL TO EXTEND STPP
- INVITING RECEPTION WITH PARQUET FLOORING
- FULL REAR EXTENSION KITCHEN/ DINER WITH BI FOLDING DOORS
- LARGE SOUTH FACING GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- MUST VIEW PROPERTY
- PLEASE QUOTE MR0560

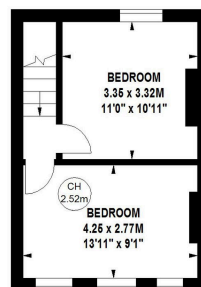


522 sq ft  
**Ground Floor**

**Marian Road, SW16**  
 Approximate gross internal area  
 75.06 sq m / 808 sq ft



Key :  
 CH - Ceiling Height



286 sq ft  
**First Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards © Outline.