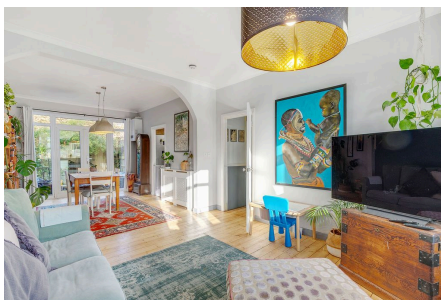


Abercairn Road, Streatham Common, SW16

Guide Price £650,000 - £700,000

3 1 1



PLEASE QUOTE MR0560- GUIDE PRICE £650,000 - £700,000 – NO CHAIN - Stunning three bedroom mid terraced family home (931 Sq.Ft) with delightful private garden and no onward chain, superbly situated in a quiet residential location backing onto Eardley Road Sidings Nature Reserve, with access to convenient on-street parking. The property has been beautifully maintained and appointed by the current owners, offering bright and spacious, recently re-decorated accommodation with stylish interiors throughout - the perfect blend of character appeal and modern design, perfect for modern family life. Features include a fantastic double length dual aspect through reception, well equipped kitchen, first floor bathroom, gas quality

floor coverings including stripped and sanded wood floors to the ground floor, central heating, and double glazing.

Under permitted development rights, there is scope to extend both to the rear, and into the loft space.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the double length reception room with ample space for relaxing, dining and entertaining, and double doors spilling out onto the external patio and garden beyond. To the rear of the property, the kitchen, also with garden access, comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob, electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a single/study - plus a family bathroom with modern bath suite.

The property is superbly located within a short walk of Streatham Common station with direct trains to Balham (for the Northern Line), Clapham Junction, Victoria, London Bridge, Croydon and Gatwick Airport. Numerous regular bus routes also provide good connections to Brixton for Victoria line services. Streatham itself offers an array of shops, bars, restaurants, cafes and delicatessens, as well as supermarkets and leisure facilities. Just moments from the property itself are 'The Railway' pub, a local independent coffee shop called 'The Estate Office', 'David's Deli' - a wonderful delicatessen - and a local pizzeria called 'Signor Ciccio'. Streatham Common and gorgeous Rookery Gardens are just a stroll away, providing fantastic open space and recreation ground, with Streatham Common hosting regular events including the popular Inkspot Brewery 'shutters up' day - a fine day out of beer tasting and gourmet outdoor dining. The area is also well served by excellent local schools including Granton Primary, and an array of nursery school options including Tiny Tots, Pathfield, Cavendish Lodge and Kiddies Cottage.

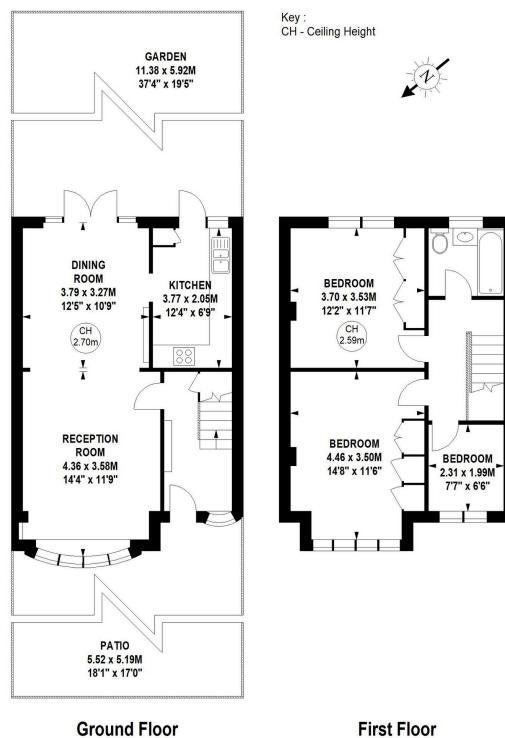
Viewings are highly recommended.

Key Features

- PLEASE QUOTE MR0560
- Sought After Location Backing onto Nature Reserve
- Double Length Dual Aspect Reception Room
- First Floor Bathroom
- No Chain
- Beautiful Three Bedroom Terraced Family Home (931 Sq.Ft)
- Superbly Appointed with Modern Finish
- Well Equipped Kitchen
- Private Garden and On-Street Parking
- Close to Transport Links, Schools and Amenities

Abercairn Road, SW16

Approximate gross internal area
86.49 sq m / 931 sq ft



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.