

**Nimrod Road, SW16**

**£1,200,000**





## Nimrod Road, SW16

A stunning example of a family home in the heart of Furzedown occupying a generous plot with a footprint extending to 1,824 sqft.

Retaining ornate original features the property leads into a spacious and wonderfully presented front reception furnished with a fireplace, solid wooden floors and stained glass bay window. The heart of the home lies at the rear, with an unrivalled open plan kitchen/dining room beautifully complimented by a bespoke kitchen with wall and base units, solid worktops, integral appliances and a breakfast bar. A comfortable dining and lounge area also make up for a superb socialising space, with double height bi-folding doors providing superb views onto a large rear garden. The ground floor benefits from underfloor heating, w/c, built in storage & is wired for CAT 6 connectivity.

Over the first and top floors, there are four spacious double bedrooms and a three piece family bathroom.

Nestled away moments from the the boutique shops and cafés of Moyser Road, Nimrod Road is a tree lined residential street and sits within catchment of the outstanding Graveney School. The vast green spaces of Tooting Bec Common and transport links of Tooting Bec Underground and Streatham Common Overground are also nearby.

### Features

- Four Bedrooms
- Desirable Location
- Graveney Catchment
- Further Scope for Extending (STPP)
- Stylish Kitchen



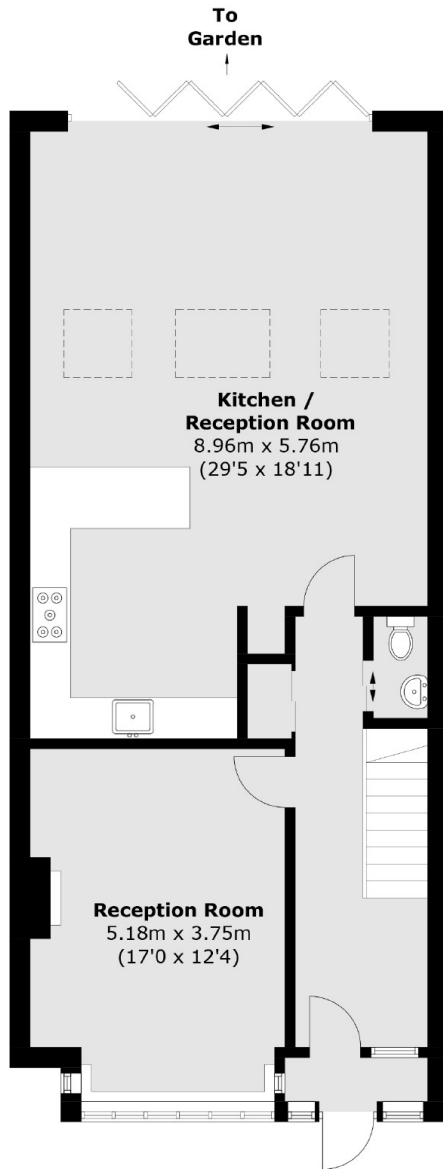




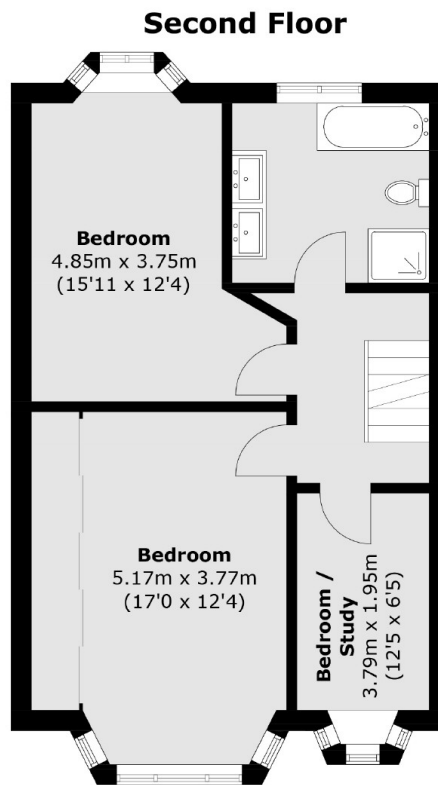
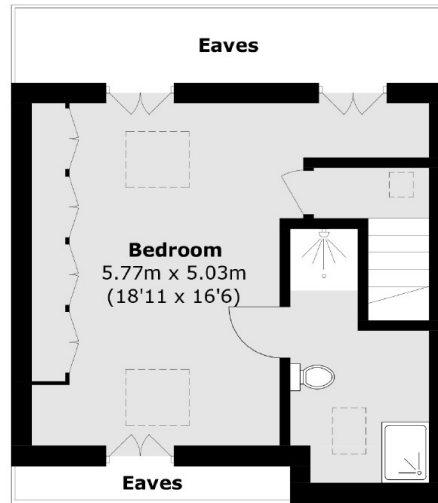




# Nimrod Road, London, SW16



**Ground Floor**



**First Floor**

Total area (approx.): 169.5 sq. m (1,824.5 sq. ft)  
(Excluding Eaves)