



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£1,250,000

TENURE : FREEHOLD

Braxted Park, Streatham Common, London SW16

Bedrooms : 5

Bathrooms : 1

Reception Rooms : 2

CHAIN FREE

**5 BEDROOM EDWARDIAN
HOUSE**

**CHARACTER & ORIGINAL
FEATURES THROUGHOUT.**

**2 LARGE RECEPTIONS WITH
HIGH CEILINGS**

ELEGANT ENTRANCE HALL

**NEAR TO STREATHAM
COMMON & THE ROOKERY**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are please to offer this CHAIN FREE 5 BEDROOM EDWARDIAN HOUSE for sale. With an abundance of Character & Original features throughout. Very near to Streatham Common & The Rookery. Well located to Streatham High Road shopping facilities. The property does require modernisation.

ENTRANCE HALL: 26' 00" x 9' 07" (7.92m x 2.92m)

Window to front aspect, front door with leaded stain glass, wooden flooring, feature fire place with tiled inner, coving to ceiling, under stairs storage cupboard.

FRONT RECEPTION: 17' 00" x 13' 05" (5.18m x 4.09m)

Bay sash windows to front aspect, wooden flooring, radiator, coving to ceiling, dado rail, picture rail.

CLOAK ROOM: 6' 08" x 2' 05" (2.03m x 0.74m)

Low level flush water closet, wash hand basin in vanity unit, tiled flooring.

REAR RECEPTION: 20' 00" x 13' 07" (6.10m x 4.14m)

Door to garden with leaded stained glass, wooden flooring, radiators x 2, coving to ceiling, picture rail, dado rail, ceiling rose.

HALL WAY: 5' 00" x 3' 00" (1.52m x 0.91m)

Wooden flooring, storage cupboard.

KITCHEN: 16' 07" x 11' 03" (5.05m x 3.43m)

Doors to garden, wall and floor standing kitchen units, range cooker, extractor, sunken sink, spot lights, wooden flooring, feature fire place, door to side.

OFFICE: 8' 00" x 8' 03" (2.44m x 2.51m)

Door to side aspect, radiator, wooden flooring, spot lights.

HALL WAY: 13' 05" x 10' 00" (4.09m x 3.05m)

(13'05" x 10'00") x (8'06" x 3'03") Wooden stairs, sky light, picture rail, storage cupboards x 3.

BATHROOM: 5' 08" x 6' 06" (1.73m x 1.98m)

Sash window to side aspect, panel bath with mixer tap, low level flush water closet.

REAR BEDROOM: 10' 09" x 12' 08" (3.28m x 3.86m)

Window to rear aspect, wooden flooring, feature fire place with tiled inserts, coving to ceiling.

MIDDLE BEDROOM: 8' 04" x 11' 01" (2.54m x 3.38m)

Window to side aspect, radiator, feature fire place, wooden flooring, picture rail, coving to ceiling.

REAR BEDROOM: 19' 09" x 13' 00" (6.02m x 3.96m)

Sash window to rear aspect, wooden flooring, spot lights, coving to ceiling, feature fire place with tiled inner.

FRONT BEDROOM: 17' 00" x 13' 00" (5.18m x 3.96m)

Bay window to front aspect, wooden flooring, feature fire place, picture rail, coving to ceiling.

FRONT BEDROOM: 14' 00" x 10' 00" (4.27m x 3.05m)

Window to front aspect.

GARDEN: 57' 00" x 25' 08" (17.37m x 7.82m)

Patio area, mainly laid to lawn, storage cupboard.

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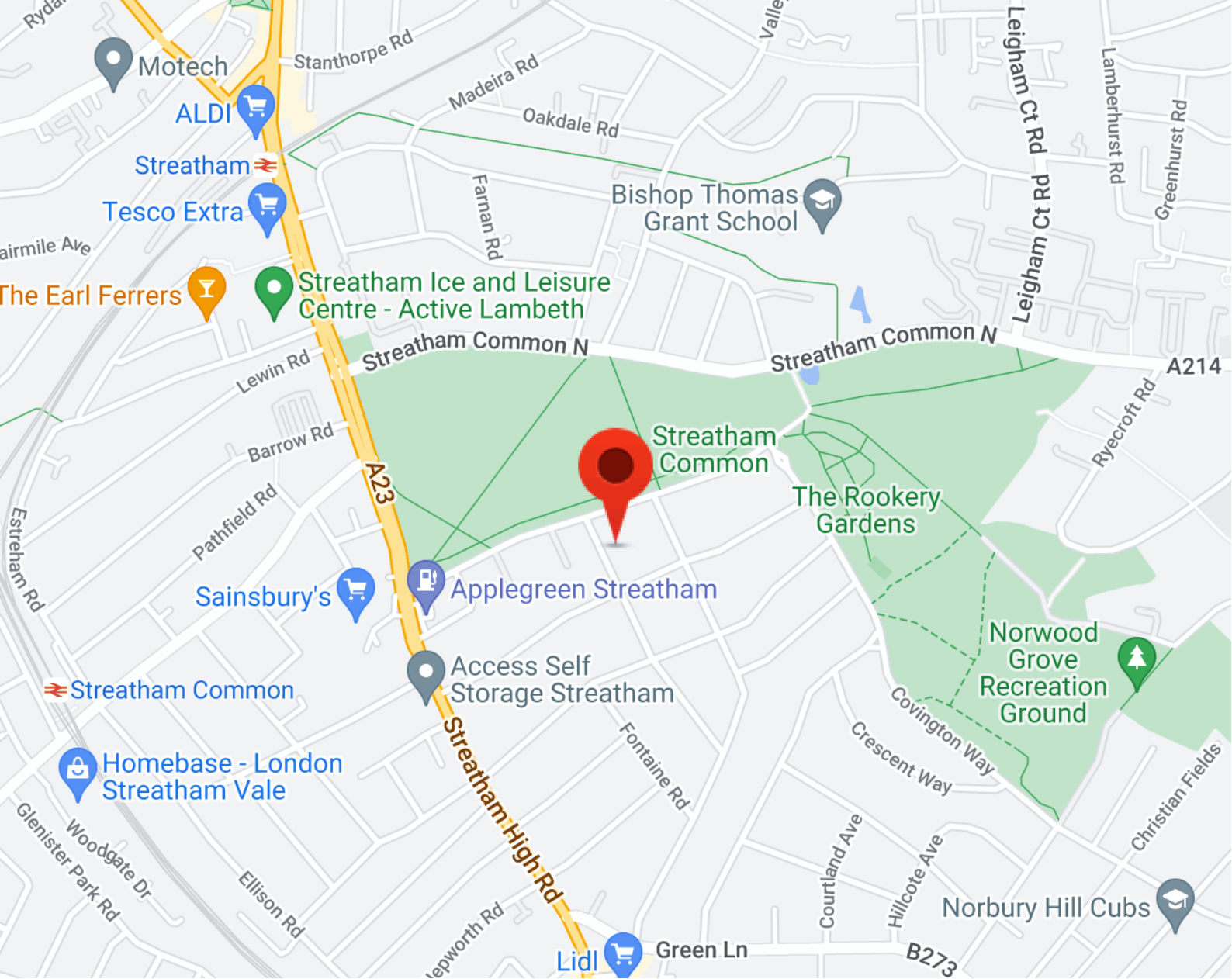






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Braxted Park, Streatham Common, London SW16

