



£1,250,000

Braxted Park, Streatham Common, London SW16



 5  
Bedrooms

 1  
Bathroom

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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.

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**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.

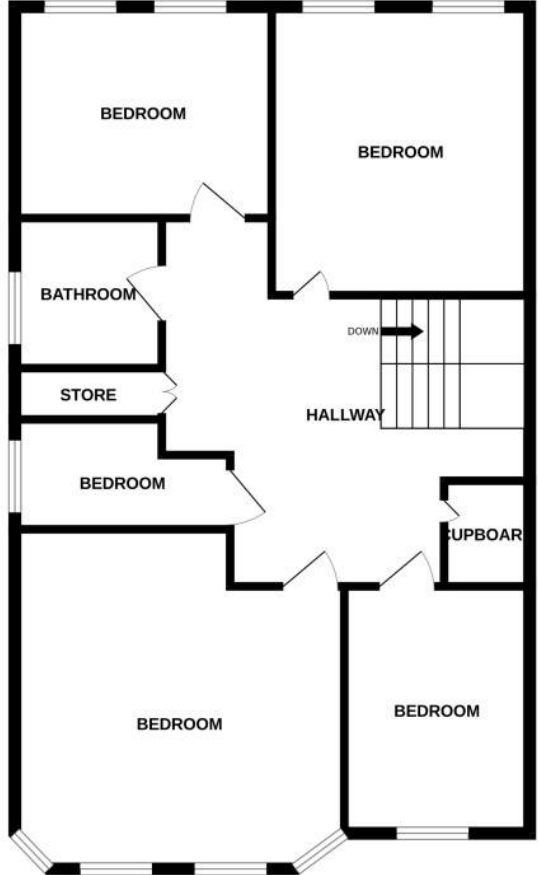
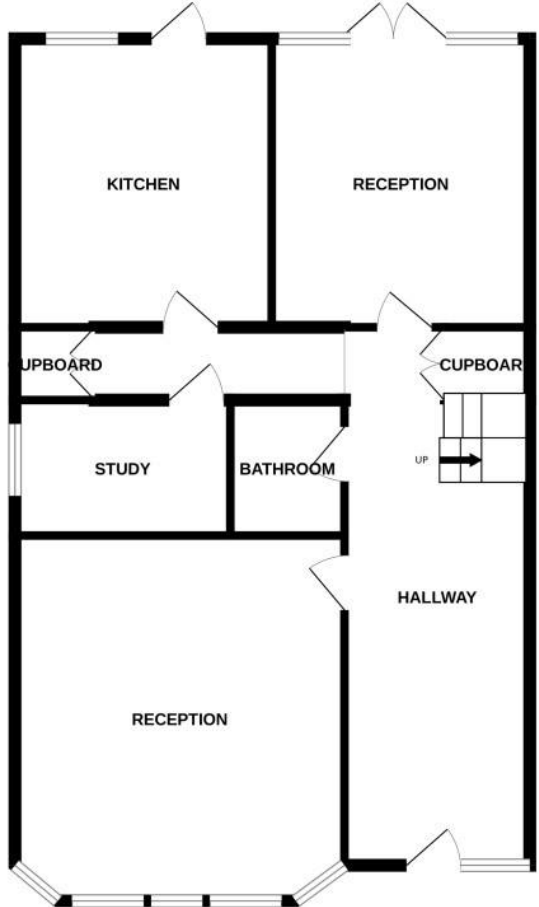
**GARDEN:** 57' 00" x 25' 08" (17.37m x 7.82m)

Patio area, mainly laid to lawn, storage cupboard.



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

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