

FOR SALE



Rowan Crescent, Streatham, SW16

GUIDE PRICE £550,000 Freehold

 **3**

 **1**


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Property Description

We are delighted to present this stunning three-bedroom end of terrace house located on the tranquil and sought-after residential street of Rowan Crescent Road. This property exudes charm and practicality, making it the ideal family home.

On the ground floor, you'll find two generous reception rooms, one of which features double doors that open directly onto the garden, ideal for both entertaining and unwinding. The spacious kitchen offers ample room for culinary creativity and includes three bedrooms and a modern family bathroom, ensuring ample space and convenience for all.


A standout feature of this home is its generous outdoor space, including a large private garden perfect for families, outdoor dining, or simply enjoying nature.

Conveniently located near Streatham Common and Mitcham Eastfield's Train Station, commuting is made easy for residents. The property is offered with no onward chain, ensuring a smooth and hassle-free process.

Disclaimer

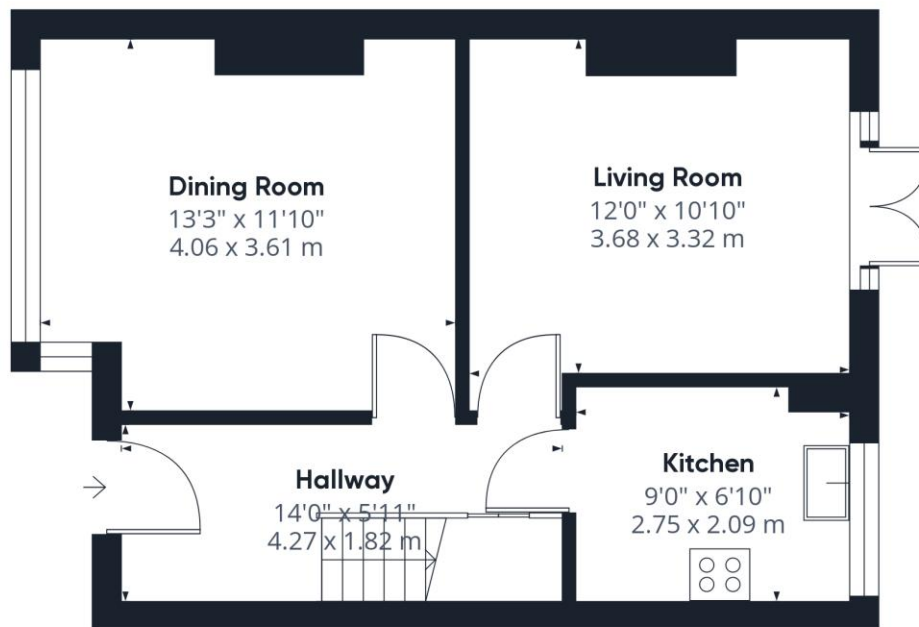
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		87
81-91 B		
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





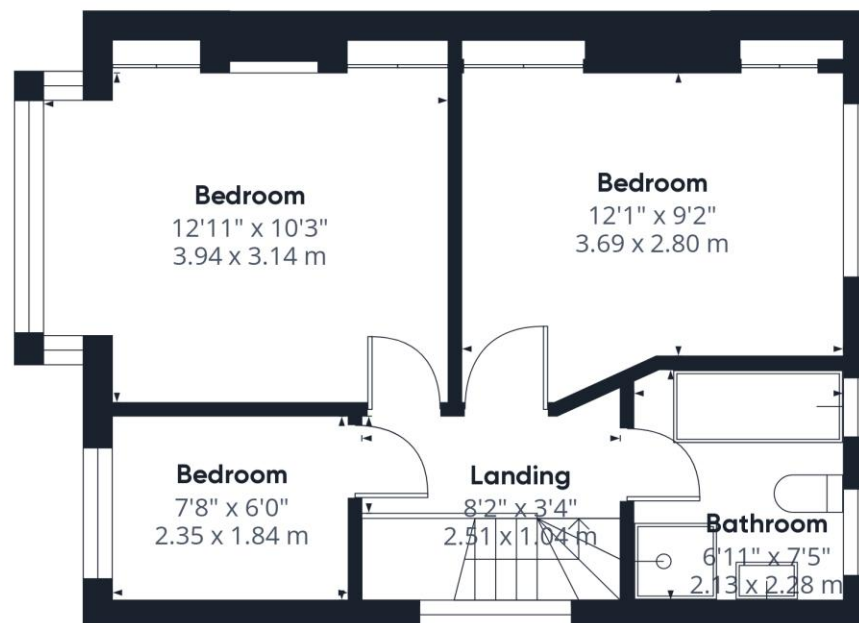


Ground Floor

Approximate total area⁽¹⁾

822.9 ft²

76.45 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type
House (End of Terrace)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

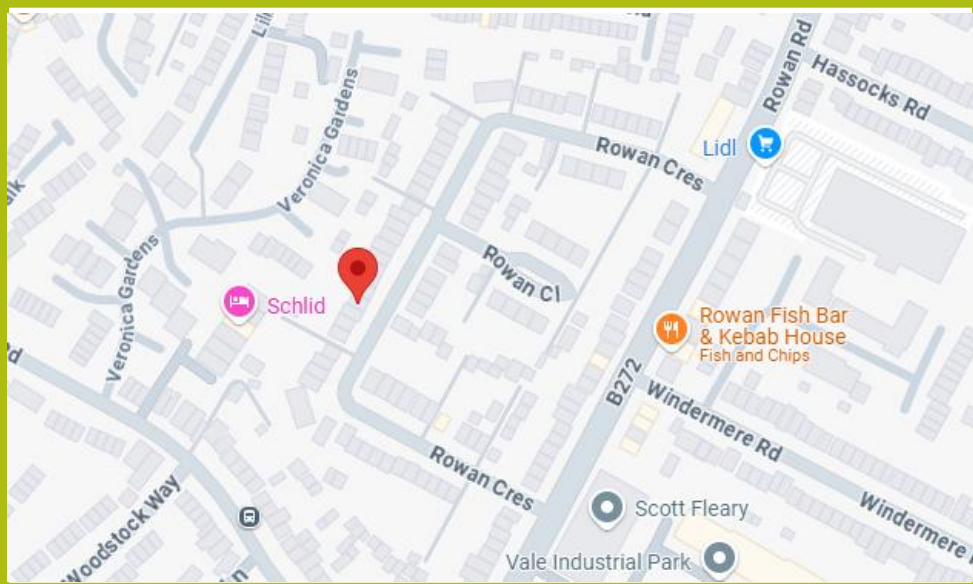


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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