



barnard marcus

Streatham Road, London SW16 6PB


**barnard
marcus**

welcome to
Streatham Road, London

The generous hall leads to a gorgeous front reception room with bay window. The through-lounge leads to the large and airy dining area, with rear doors to the garden also. To the rear of the house is the kitchen, which is modern with integrated oven and hob, and also has access to the garden, as well as a really handy utility room.

Stairs from the hallway lead to two beautiful double bedrooms, a large family bathroom with fitted wardrobes and an additional WC. There is a further smaller double bedroom on the first floor. Upstairs is a further room which is currently being used as an office. It has potential to extend further, subject to planning consents. The whole property is beautifully presented throughout.

The back garden is largely laid to lawn with a large home office with electrics and additional garden shed, and access through the back gate.

The property is on Streatham Road, a short walk to either Tooting or Streatham Common Stations. There are many shops and cafes within a short distance, and a number of Good and Outstanding schools nearby.



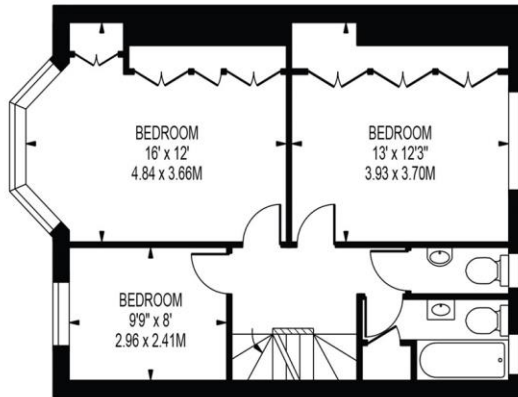
STREATHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1590 SQ FT - 147.71 SQ M**

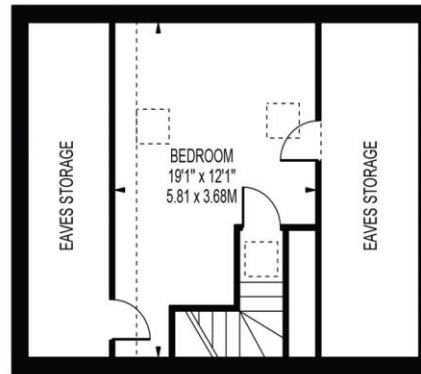
(INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE, EXCLUDING SUMMER HOUSE & OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: **237 SQ FT - 22.04 SQ M**

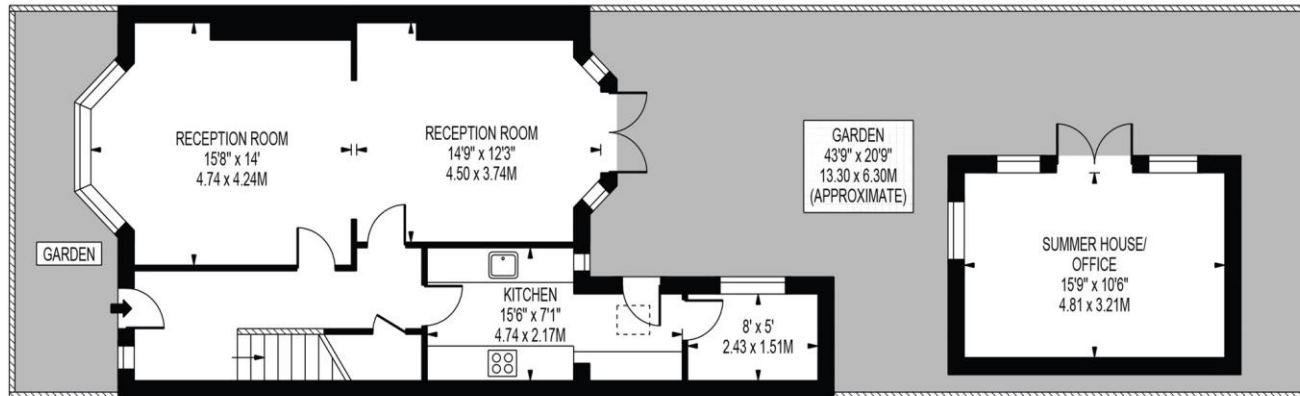
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE & OFFICE: **166 SQ FT - 15.44 SQ M**



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Streatham Road, London

- Four Bedroom House
- Loft Room
- Excellent Decorative order
- Summer House in Garden
- South Facing Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£595,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM109212



Property Ref:
STM109212 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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