



Gleneldon Road  
London, SW16

CHESTERTONS









A fantastic five-bedroom detached family home, benefiting from almost 3000sq.ft of exceptional living space and a 69ft garden.

The ground floor benefits from exceptional 3.6m ceilings, and consists of a large open-plan kitchen/ dining room. A bright and spacious reception room, an additional reception room and downstairs cloakroom. The garden is accessed through trifold doors from the kitchen/ dining room, onto a very large millboard decked area, which provides excellent space for entertaining.

Upstairs you will find the principal bedroom, featuring a walk-through wardrobe and ensuite bath and shower room. A second bedroom, with built-in wardrobes and ensuite shower room. A third bedroom, also with built-in wardrobes.

On the top floor, there is a further double bedroom with a large ensuite bathroom, where the washer and dryer are also situated. The fifth bedroom is also located on this level, which is a good-sized double and has an accompanying bath and shower room.

The house has been exceptionally well maintained, with the installation of underfloor heating in all the bathrooms and throughout the ground floor. Upgrades to the windows and garden were also carried out by the current owners. Air conditioning has been installed on the 1st and 2nd floors, in addition to the Vent-Axia air filtration system, throughout the house. The property further benefits from off-street parking for two cars, including an EV fast charging point. The garden has side access directly on to Valley Road.

Gleneldon Road is very well located between the open green expanses of Streatham and Tooting Commons. The high road is only a short walk away with numerous shops, bars and restaurants. Close proximity to Dulwich, Croydon and the Wandsworth day schools. Excellent transport links at Streatham mainline station with Thameslink access to the city, and Streatham Hill gives direct access to Victoria and London Bridge.

- 5 Bedroom
- 4 Bathroom
- Kitchen/ Dining Room
- 2 Reception Room
- Off-Street Parking

Asking Price £2,000,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-45 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Tenure:** Freehold  
**Service Charge:** n/a  
**Ground Rent:** n/a  
**Local Authority:** Lambeth  
**Council Tax Band:** G

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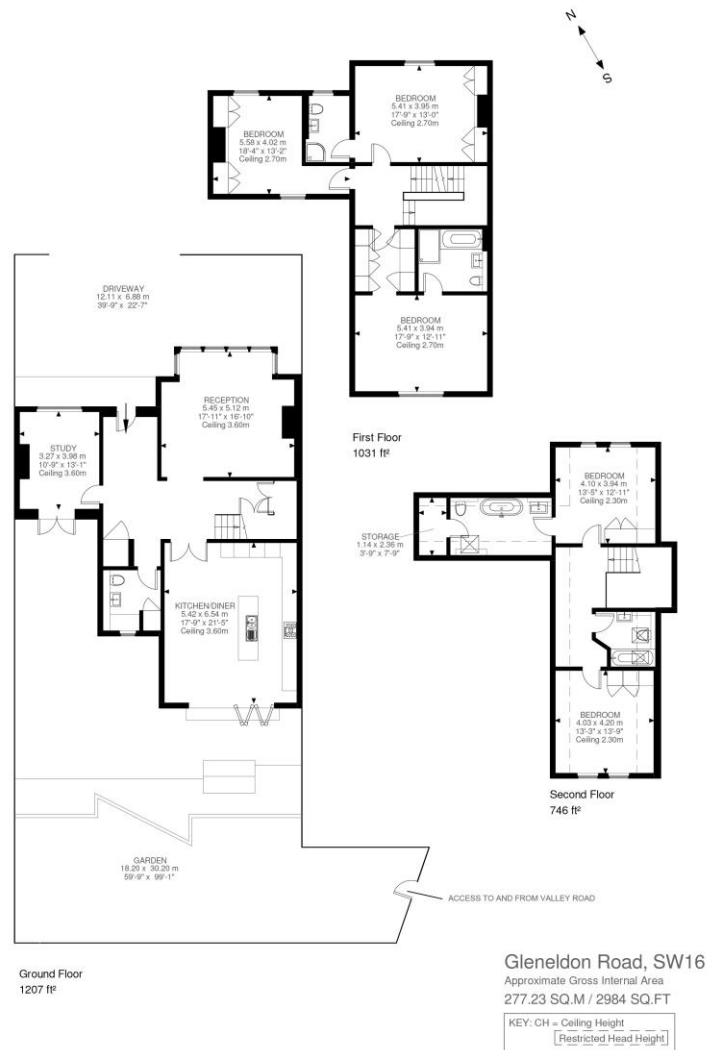


Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

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