



Drewstead Road, London **SW16**

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London SW16

Presenting Percy Villa, an impressive five-bedroom detached residence featuring a separate self-contained studio and expansive mature gardens. Spanning over 2,865 square feet across three floors, the lower ground floor showcases a striking Neptune kitchen leading seamlessly into the bright dining/garden room. Additionally, a bay-fronted reception room, utility room, study, and guest WC complement the space.

Close to Tooting Bec Common and Streatham Hill and Balham mainline stations (including the Northern Line at Balham) providing direct access to Clapham Junction, London Victoria and London Bridge. Well served by a range of outstanding and good state and private schools nearby.



Guide price: £2,500,000

Tenure: Available freehold

Local authority: London Borough of Lambeth

Council tax band: G





Property

Upon entering the elevated ground floor, you'll be welcomed by a charming reception area paired with a convenient guest cloakroom. This level offers three versatile reception rooms, allowing for formal dining, a further living room and the option for a library or extra bedrooms. Ascending to the top floor reveals four spacious double bedrooms and a well-appointed family bathroom.

Outside, the residence boasts a separate out-building, thoughtfully converted by the current owner into a salon, ideal for hosting guests or serving as a family annexe room as it comes equipped with a fully functioning shower room.



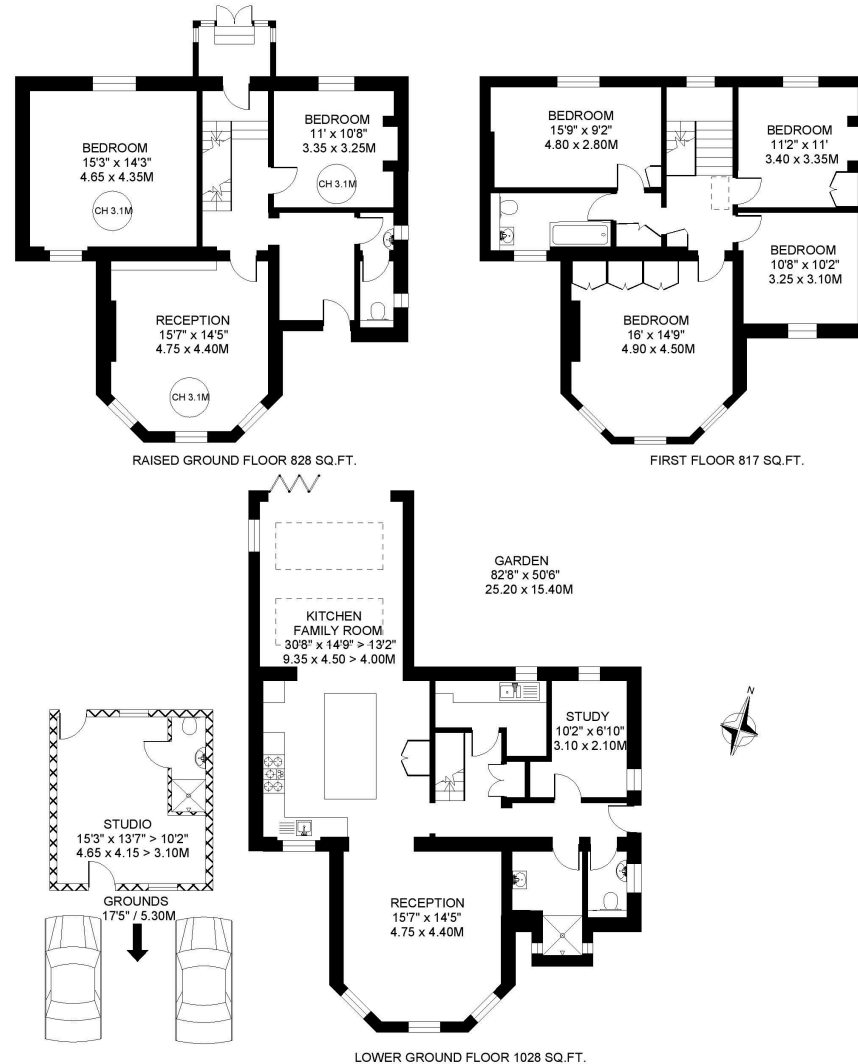




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Approximate Gross Internal Floor Area
267.6 sq m / 2,881 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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