



4 Hoadly Road
London | SW16 1AF

 FINE & COUNTRY

4 HOADLY ROAD



Prime Detached Family Residence Moments from Tooting Common

Positioned in one of SW16's most sought-after residential pockets, this substantial detached seven-bedroom home offers just under 3,500 sq ft of beautifully proportioned living and entertaining space, complemented by off-street parking and a generous private garden—a rare combination in this location.

The ground floor is designed for both refined entertaining and relaxed family living. Two elegant reception rooms include a light-filled front reception with a classic bay window, while to the rear, an expansive kitchen and family room forms the heart of the home. Fitted with freestanding cabinetry, integrated appliances and a breakfast bar, the space flows seamlessly into a dining area bathed in natural light, with French doors opening directly onto the garden—perfect for summer entertaining. Additional reception space, a well-appointed family bathroom and a separate WC provide excellent flexibility for multi-generational living or home working.

The landscaped rear garden is a particular highlight, offering a broad lawn, paved terrace for outdoor dining and a discreet garden store—an ideal private retreat for both entertaining and everyday enjoyment.

The first floor is anchored by an impressive principal suite, featuring extensive built-in wardrobes, a dedicated dressing room and a refined en-suite bathroom. Three further bedrooms and two additional bathrooms complete this level, providing comfort and privacy for family and guests alike.

The second floor offers three further bedrooms—one currently arranged as a study—along with a contemporary family bathroom, making this level ideal for older children, guests or professional use.













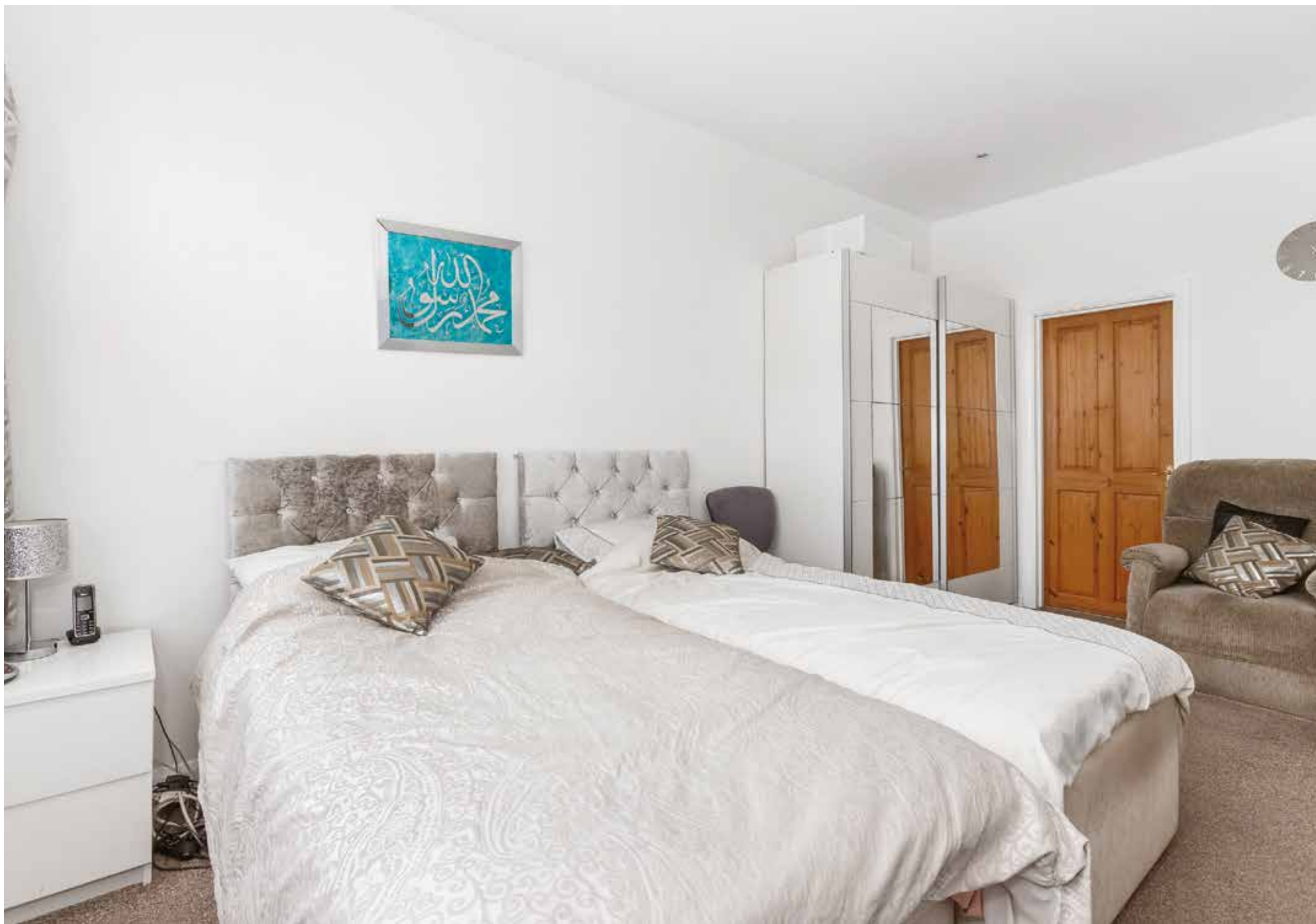




















Location & Lifestyle

Hoadly Road enjoys an enviable position just 0.3 miles from Tooting Common, one of South London's finest green spaces, offering tennis courts, open parkland and the much-loved Tooting Bec Lido.

Transport connections are excellent, with Streatham Hill Station (0.4 miles) and Balham (0.9 miles) providing swift access to London Victoria, London Bridge and the City, alongside the Northern Line from Balham Underground.

The area is particularly prized by families for its proximity to outstanding private and independent schools, including Streatham & Clapham High School, as well as highly regarded local primaries such as Telferscot Primary. A strong selection of boutique shops, restaurants, cafés and premium supermarkets can be found along Streatham High Road and in nearby Balham, offering a well-balanced, village-style lifestyle with easy access to central London.

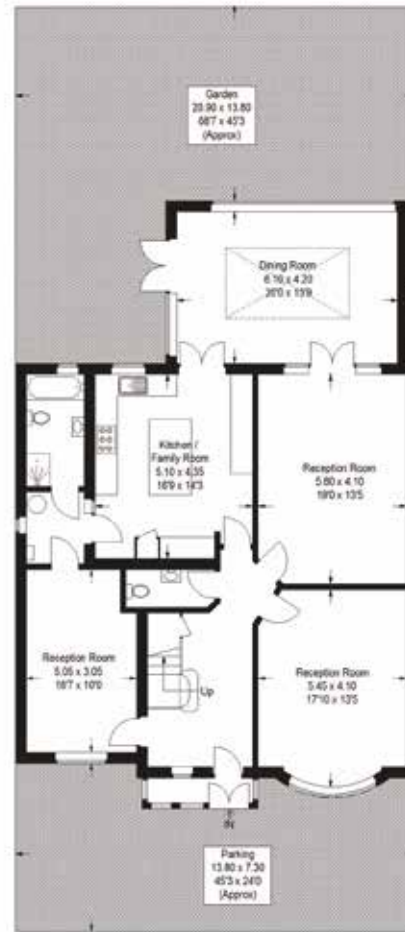




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Hoadly Road, SW16

Approximate Gross Internal Area
322.1 sq m / 3467 sq ft
Loft Storage = 39.9 sq m / 430 sq ft
Total = 362.0 sq m / 3897 sq ft



Ground Floor

• Reduced bedroom below 1.5 m / 50

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1273021)



Second Floor



First Floor

Tenure: Freehold
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	TO C	TO C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

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