



## Mount Ephraim Road, SW16

### £1,425,000

Set within a highly sought-after location, this exclusive private gated development comprises two newly built, detached freehold homes, finished to an exceptional standard and designed with modern family living in mind.

The house offers generous accommodation arranged over two floors, featuring four large double bedrooms; two of them with their own en-suite bathroom and a further family bathroom. The entire first floor benefits from vaulted ceilings exceeding 3.5 metres, creating a remarkable sense of space and light, while large windows and rooflights ensure an abundance of natural daylight throughout. Number 38B further enjoys far-reaching London skyline views.

At the heart of the home is a substantial open-plan kitchen and dining room, ideal for both everyday family life and entertaining. The bespoke Wren Infinity Linea Autograph handleless kitchen is complemented by a large central island with breakfast bar, quartz worktops, and a full range of integrated AEG appliances, including double ovens, induction hob, extractor, dishwasher, washer dryer, fridge freezer, and an under-counter wine cooler. The interiors are finished with 180mm wide-plank light oak flooring, wet underfloor heating throughout, and contemporary concrete-effect tiled bathrooms. All bathrooms and en-suites feature handleless vanity units, matt black fittings, and heated towel rails. The homes are highly energy efficient, with a predicted EPC rating of B, powered by Mitsubishi Ecodan air-source heat pumps and supported by a 10-year structural warranty. Additional features include high-performance aluminium-framed PAS24 security windows and bi-folding doors, triple-glazed rooflights, gigabit fibre-optic connectivity, brushed stainless-steel switches and sockets, double USB-C points, and fully dimmable colour-adjustable LED lighting throughout.

Externally, the property benefits from private parking, landscaped south-facing gardens with generous paved areas for outdoor entertaining, external lighting and power points, and brick-built cycle and bin storage. An outstanding opportunity to acquire a high-specification, energy-efficient family home in a prime and well-connected location.

Ideally positioned between the open green spaces of Tooting Bec Common and the vibrant amenities of Streatham High Road, Mount Ephraim Road offers the best of both worlds. Residents enjoy easy access to an array of shops, bars and restaurants, as well as the iconic Tooting Bec Lido. Excellent transport links include frequent bus services to Brixton and Streatham Hill station.

### Features

Detached Freehold House  
High-Quality Finish Throughout  
Parking  
EPC Rating B  
Two Private Gardens  
Convenient Location

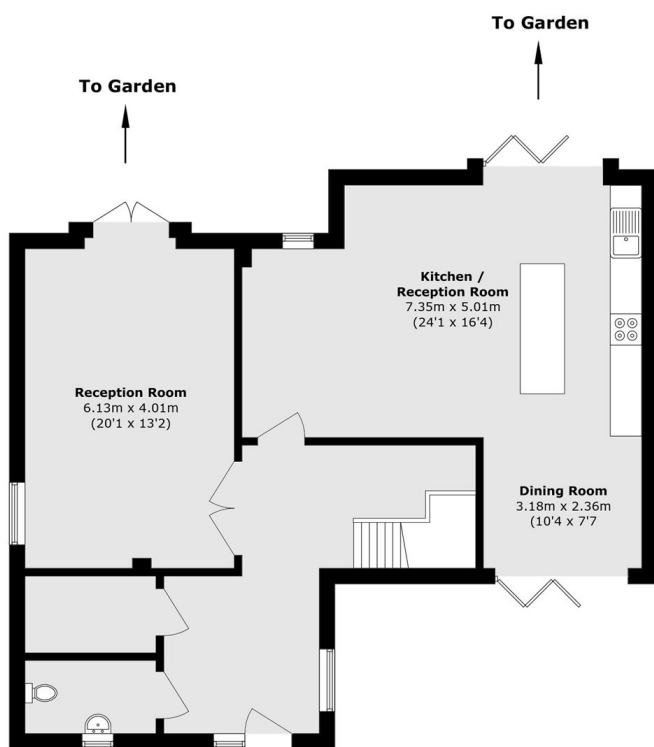


**Mount Ephraim Road, SW16**





# Mount Ephraim Road, LONDON, SW16



**Ground Floor**



**First Floor**

Total area (approx.): 194.8 sq. m (2096.8 sq. ft)