



STREATHAM COMMON SOUTH, SW16

£1,250,000

- Detached double fronted home
- Large south facing garden
- Opposite Streatham Common
- Scope to extend & add value
- Planning permission in place
- Energy rating: E





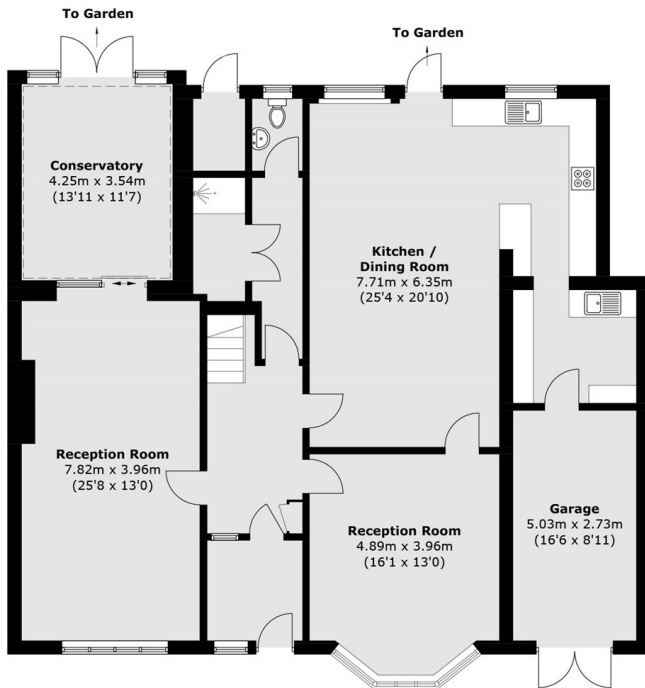
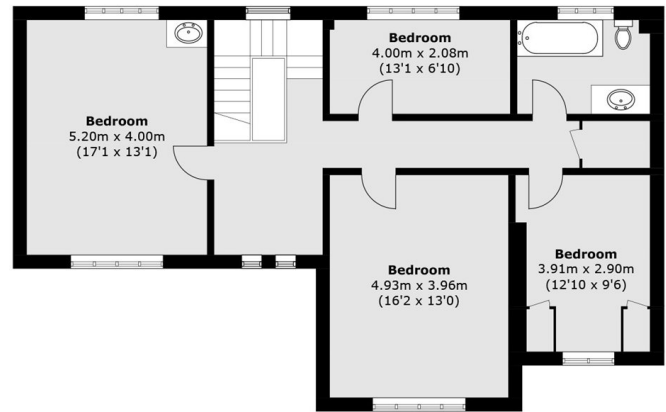
## ABOUT THE HOME

A detached double fronted four bed family home with a large south facing garden, off-street parking for at least two cars and garage. This unique project has significant potential to add value, with planning permission (ref: 26/00803/FUL) to extended into loft space, creating 3056sqft in total and 5 or 6 bedrooms. The house is located at the very top of Streatham Common South, directly opposite Streatham Common and the Rookery Gardens.

Ideally located for access to Streatham Common, with its woodlands, Nature Reserve and Rookery gardens. Streatham Common South is within close proximity of Streatham's hub of transport connections and amenities. These include numerous bars, independent coffee shops, restaurants, large supermarkets and a leisure centre which includes a public swimming pool and ice rink. Commuters are able to access London Bridge, Blackfriars and Victoria with swift services from the three local railway stations via Thameslink. The bus links also provide services direct to Brixton tube station within a short journey of fifteen minutes.






**Ground Floor**

**First Floor**

Total area (approx.): 251.0 sq. m (2,701.7 sq. ft)  
 External Cupboard: 2.0 sq. m (21.5 sq. ft)  
 Total: 253.0 sq. m (2,723.2 sq. ft)  
 (Including Garage)

**JACKSONS STREATHAM**

1-3 De Montfort Parade,  
 Streatham High Road,  
 Sales: 020 8487 3179  
 Lettings: 020 8487 3180

Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.