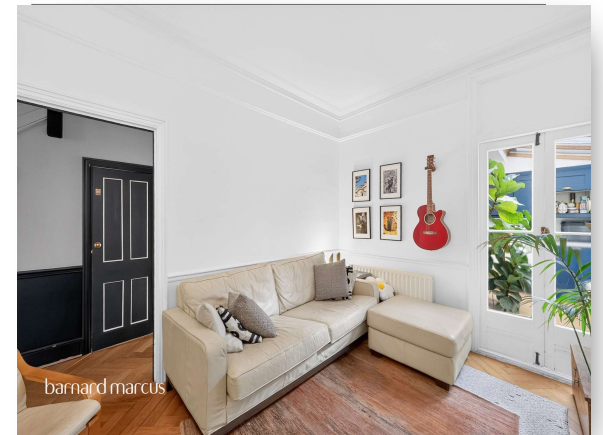


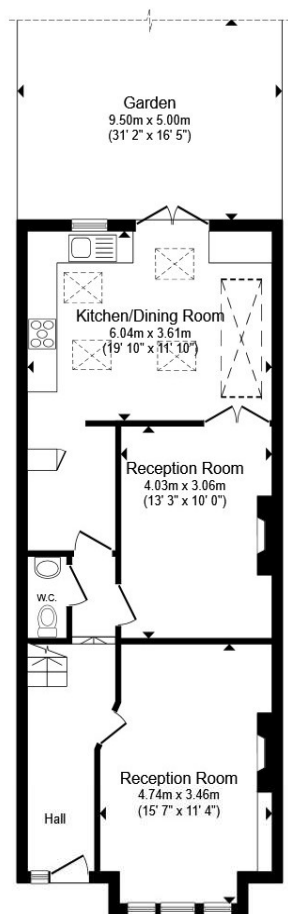


Penwortham Road, London SW16 6RF

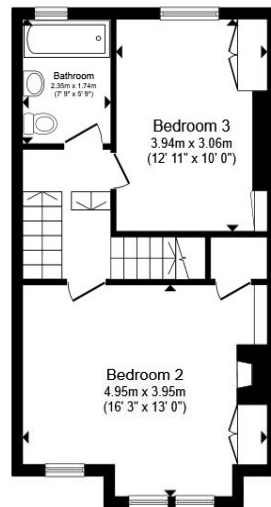
welcome to
Penwortham Road, London

A substantial and beautifully presented five-bedroom family home, offering over 1,500 sq ft of accommodation across three floors.

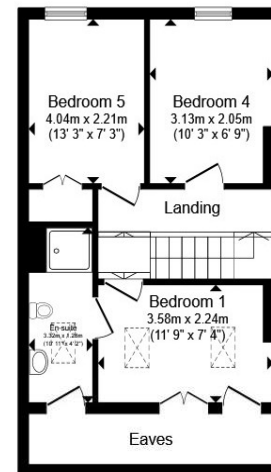




Ground Floor



First Floor



Second Floor



Situated on one of Furzedown's most sought-after residential roads, the property benefits from off-street parking, a south-west facing garden and excellent access to local amenities, schools and transport links.

The ground floor provides generous living space, with two reception rooms featuring attractive period fireplaces and a spacious kitchen/dining area overlooking the garden. The south-west facing rear garden enjoys a patio area, ideal for outdoor entertaining, while a downstairs WC adds further practicality.

Upstairs, the accommodation continues to impress. The first floor comprises two excellent double bedrooms, both benefiting from built-in storage, alongside a well-appointed family bathroom. The top floor offers a further three bedrooms, including a principal room with an en-suite shower room, as well as useful eaves storage.

Penwortham Road is perfectly positioned in the heart of Furzedown, just moments from the area's popular cafés, independent shops and restaurants. Tooting Common, with its expansive green spaces and renowned Lido, is also within easy reach.

For commuters, both Streatham Common and Streatham stations are nearby, providing regular services into Central London. The property is also well placed for a number of highly regarded local schools, including Graveney School, making it an ideal purchase for growing families.

Total floor area 141.1 m² (1,519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and antimoney laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

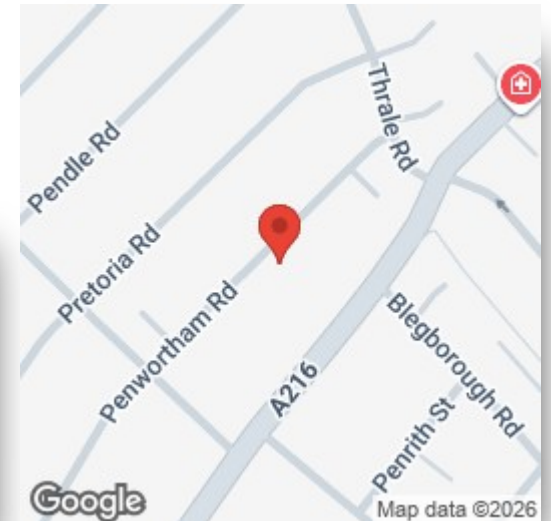
Penwortham Road, London

- Five-bedroom family home across three floors
- Off-street parking
- Two reception rooms
- Two bathrooms plus downstairs WC
- Useful eaves storage

Tenure: Freehold EPC Rating: D
Council Tax Band: E

Price

£1,050,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110833



Property Ref:
STM110833 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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