



Mount Ephraim Road, SW16

£1,300,000

OFFERS OVER - Tucked away in a sought after and well connected location, this newly built, detached freehold home is finished to an exceptional standard and thoughtfully designed for modern family living.

Arranged over two floors, the property offers generous, well-balanced accommodation, including four spacious double bedrooms. One of the bedrooms enjoy their own en-suite bathroom, in addition to a beautifully appointed family bathroom. Upstairs, vaulted ceilings rising above 3.5 metres create an immediate sense of space and light, while large windows and rooflights allow natural daylight to pour in throughout the day. The elevated position also provides far-reaching views across the London skyline.

At the heart of the home is a bright and expansive open-plan kitchen and dining area perfectly suited to everyday family life as well as entertaining. The bespoke handleless Wren Infinity Linea Autograph kitchen is centred around a substantial island with breakfast bar seating, complemented by 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 overall finish strikes a balance between contemporary style and everyday comfort. Wide-plank light oak flooring runs throughout, with wet underfloor heating providing warmth across both floors. Bathrooms and en-suites are styled with modern concrete-effect tiling, sleek handleless vanity units, matt black fittings and heated towel rails, creating a clean and cohesive look. Energy efficiency has been carefully considered, with a predicted EPC rating of B and heating supplied by a Mitsubishi Ecodan air-source heat pump system.

A 10 year structural warranty offers further reassurance. Additional features include high-performance aluminium PAS24-rated security windows and bi-fold doors, triple-glazed rooflights, gigabit fibre connectivity, brushed stainless-steel switches and sockets, double USB-C charging points and fully dimmable, colour-adjustable LED lighting throughout.

Externally, the house benefits from a private off-street parking area within the shared driveway for its exclusive use. The property benefits from a landscaped south-facing garden with generous paved areas ideal for outdoor dining and summer entertaining. External lighting and power points are in place, along with brick-built storage for bicycles and bins. A rare opportunity to acquire a beautifully finished, energy efficient family home in a prime and desirable setting.

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 within walking distance, with direct connections to Clapham Junction and Victoria.

Features

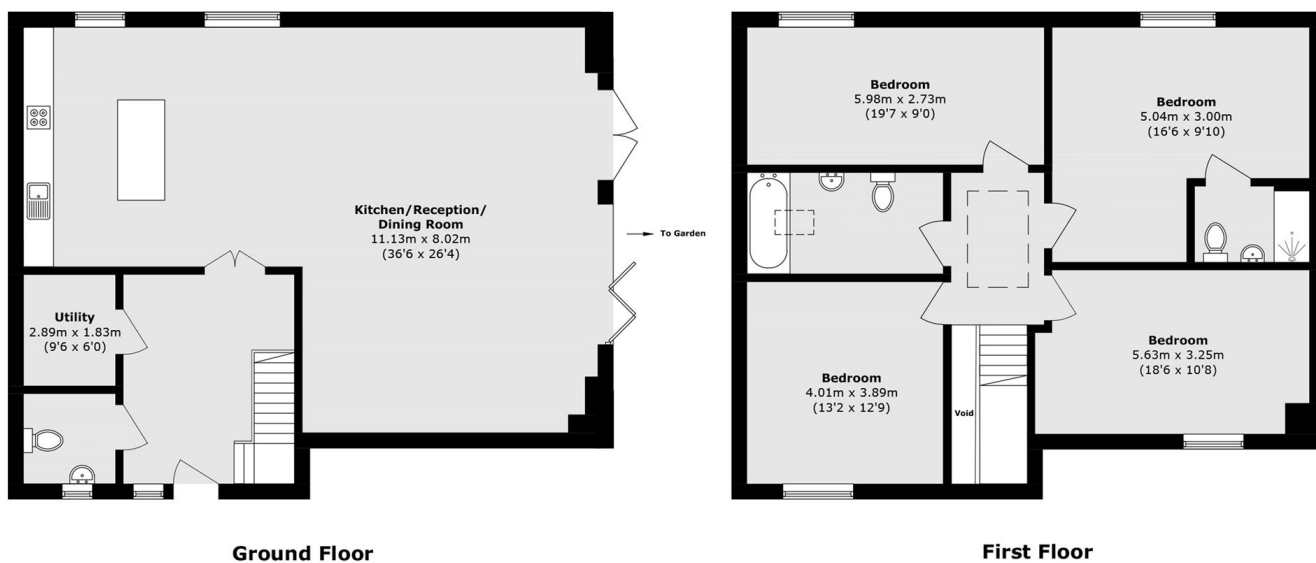
Detached Freehold House
High-Quality Finish Throughout
EPC Rating B
Private Garden
Convenient Location
Excellent Condition
Throughout



Mount Ephraim Road, SW16



Mount Ephraim Road, LONDON, SW16



Total area (approx.): 191.6 sq. m (2062.3 sq. ft)
(Excluding Void)

Dexters

Streatham
105 Streatham Hill
London
SW2 4UG
Sales
020 8674 7400

Energy Rating: B. 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.

 **RICS** | Regulated
Estate Agent
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)