



WOODBOURNE AVENUE, SW16  
OFFERS IN EXCESS OF £1,500,000 FREEHOLD

A GREAT OPPORTUNITY TO PURCHASE THIS  
EDWARDIAN SEMI-DETACHED HOUSE BY  
STREATHAM HILL AND TOOTING BEC  
COMMON

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)



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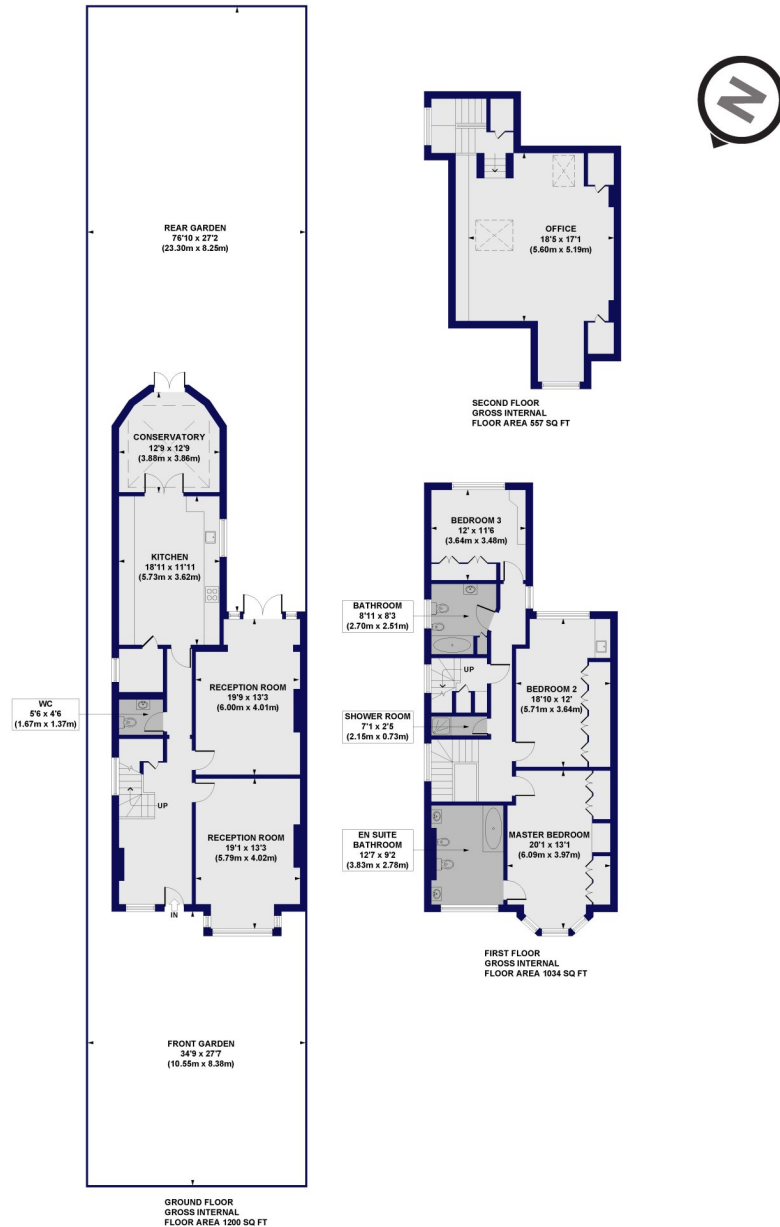
### DESCRIPTION:

We are thrilled to introduce this substantial semi-detached family house that boasts over 2,790 sq. ft. of living space. The ground floor presents a generous layout, including a spacious hall/ lobby, two sizeable reception rooms (front and rear with direct access from the rear onto the side return), a downstairs WC, an eat-in kitchen room and a conservatory. From the conservatory you have direct access to the south-facing garden, which extends generously in terms of both length and width and there is also a handy side access from the front bringing you through to the garden. Progressing upstairs, you'll find three well-proportioned double bedrooms, each boasting large windows, with all of them featuring fitted wardrobes. There is a large family bathroom, a generously sized en-suite bathroom and a separate shower room. The loft has been extended to further accommodate a fourth bedroom which is currently being used as an office space. The property offers more potential for extension into the side return, contingent on obtaining the required planning permissions. An additional highlight of this charming property is the off-street parking spaces provided by the driveway. Woodbourne Avenue is a highly sought-after location just off Streatham High Road, in close proximity to Streatham Hill station. With convenient access to Balham, Clapham, and Dulwich, the property is ideally situated. Highly regarded local schools like Henry Cavendish, Dunraven, and Telferscott are easily accessible. The lovely green spaces of Tooting Bec Common, along with its renowned Lido, are just a stone's throw away. This unique property is being offered for sale for the first time in a generation.





**Woodbourne Avenue, SW16**  
 Approx. Gross Internal Floor Area 2791 sq. ft / 259.26 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 79        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 40                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Freehold

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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