



Newlands Road, SW16

Offers IEO: £375,000 *Freehold*

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KEY FEATURES

- Freehold terraced period house
- Private south facing lawned rear garden
- Versatile, boarded loft room
- Two comfortable double bedrooms
- Generous shaker-style kitchen breakfast
- Bright separate ground reception
- High-demand residential location
- Near Streatham rail connections

This charming terraced freehold house offers a wonderful blend of character and practical living, neatly arranged across three floors. The ground floor accommodation opens from a dedicated entrance entry into a welcoming living room, complete with wood-effect flooring and an integrated focal fireplace. This flows through to a generous, bright kitchen and breakfast room fitted with shaker-style cabinetry, solid wood worktops, and metro brick tiling. A clever dining nook is nestled under the stairs. Positioned at the far rear, a modern downstairs bathroom includes a panelled bath with a shower overhead and a window for natural ventilation. From the kitchen, a back door leads directly out to a private south-facing rear garden featuring a central lawn and paved borders, ideal for outdoor entertaining. The first floor comprises two well-proportioned double bedrooms. The principal bedroom to the front aspect benefits from an angled layout providing an abundance of light, while the second bedroom sits quietly to the rear. A major advantage of this property is the versatile second-floor loft space. Fully boarded, lined, and fitted with a large skylight, this informal space is currently utilised by the owners as a home cinema and snug, offering excellent storage and flexible ancillary use. Newlands Road is a quiet and highly desirable residential pocket, perfectly situated for the excellent transport links and local amenities of Streatham. Residents are within easy reach of both Streatham and Streatham Common rail stations, which offer frequent, direct connections into London Bridge, Victoria, and the City via Southern Rail and Thameslink networks. The vibrant High Road is just moments away, providing an array of independent cafés, bakeries, large supermarkets, and leisure facilities. The expansive open green spaces of Streatham Common and the historic Rookery gardens are also close by, making this a highly connected yet peaceful South London base.

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