



Salford Road, SW2

£1,150,000 *Freehold*

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KEY FEATURES

- Four bedroom Victorian home
- Good-size front garden & private rear garden
- Original marble & cast-iron fireplaces
- Granite kitchen worktops & utility room
- Solar panels (2023), new roof (2017), rewired (2012)
- Flexible ground floor reception spaces
- Potential to convert loft STPP
- Moments away from Tooting Bec Common

Set behind a good-size front garden on a quiet, tree-lined street on the Streatham Hill and Balham borders, this characterful four-bedroom period home combines classic Victorian charm with practical modern updates, including a full rewire in 2012, a new roof in 2017, and ten south-facing solar panels installed in 2023 generating enough energy in 2025 to export more electricity to the grid than was consumed. The ground floor opens into a wide hallway featuring high ceilings, original ceiling roses, and decorative Victorian plasterwork. The front-facing reception room boasts a bay window and an original marble mantelpiece, while interconnecting doors lead into the adjoining kitchen, finished with durable granite worktops. A convenient utility room provides side return access alongside a guest WC. Positioned to the rear, the bright living room includes a feature fireplace and French doors opening onto a charming private garden. The ground floor receptions offer full flexibility to configure living and dining zones to suit purchaser preference. Upstairs, the first floor comprises four well-proportioned bedrooms, all finished with original period fireplaces including a marble mantelpiece in the full-width principal bedroom - served by a central family bathroom suite. Overhead, the loft space provides useful storage alongside clear potential to convert (STPP). Salford Road is situated on a quiet residential street just 200 metres from Tooting Bec Common, offering immediate access to green space, tennis courts, and the iconic Lido. Commuters benefit from excellent connectivity via Streatham Hill station for direct rail lines into Victoria, Clapham Junction, and London Bridge, while nearby Balham provides Northern Line Underground and National Rail services. Local amenities are exceptional, ranging from independent cafes along Streatham High Road to Waitrose in Balham and the M&S Superstore at Colliers Wood. Highly regarded local schools are easily accessible nearby.

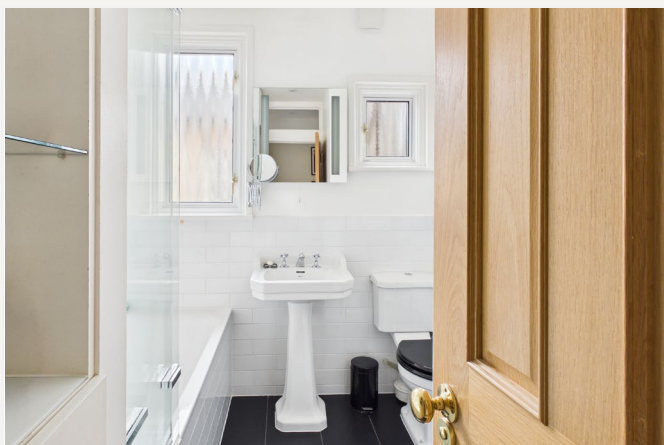
Streatham

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: To be confirmed

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