



DALMENY AVENUE, SW16
OFFERS IN EXCESS OF £575,000 FREEHOLD

A CHARACTERFUL EDWARDIAN HOME WITH
MODERN UPDATES AND ROOM TO GROW IN
THE HEART OF THE SCOTTS ESTATE

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION:

Set on a quiet residential road in the heart of the ever-popular Scotts Estate—renowned for its family-friendly atmosphere, strong sense of community and excellent transport links.

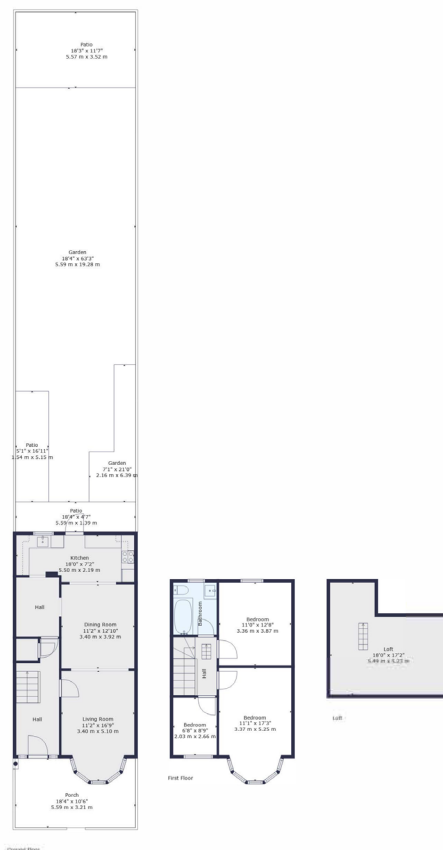
The ground floor features a bright and spacious through lounge with original ceiling roses and generous proportions, leading into a stylish, newly refurbished kitchen and dining area—perfectly designed for modern family life. Doors open out to a large, west-facing garden with both patio and lawn, offering ample space to relax, entertain, or play.

Upstairs, you'll find three well-proportioned bedrooms and a sleek, newly updated family bathroom. The loft has already been converted, offering a generous additional space ideal for a home office, playroom or future fourth bedroom (subject to any further permissions if needed).

Located within easy reach of Norbury and Thornton Heath stations, with fast links into London Bridge and Victoria, and surrounded by well-regarded schools, independent shops, cafés and nearby green spaces, this is a home that balances space, charm, and convenience in equal measure.







TOTAL: 1375 sq. ft, 127 m²

GROUND FLOOR: 625 sq. ft, 58 m², **FIRST FLOOR:** 499 sq. ft, 46 m², **LOFT:** 251 sq. ft, 23 m²
EXCLUDED AREAS: PATIO: 381 sq. ft, 36 m², **GARDEN:** 98 sq. ft, 9 m², **GARDEN:** 976 sq. ft, 91 m²,
PORCH: 167 sq. ft, 16 m²

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 Winkworth. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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