



KERLIN VIEW, SW16  
OFFERS IN EXCESS OF: £575,000 FREEHOLD

## A MODERN THREE/ FOUR BEDROOM "ECO" HOME SET WITHIN PARKLAND BY STREATHAM VALE

Streatham | 0208 769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Exclusively available through Winkworth, we are pleased to present this modern house spanning 1644 square feet, nestled within the coveted Rowan Park development in Streatham Vale. This impeccably presented modern house boasts environmentally-friendly elements including robust insulation, low-energy electrical fittings, water recycling, and solar panels, all aimed at minimising day-to-day running expenses while offering superior, secure, contemporary living. The parkland surroundings of Rowan Park are meticulously crafted to foster biodiversity and feature amenities such as a children's playground, a pond, and well-lit pathways. Additionally, there are two designated parking spaces plus a visitors permit. Suffused with abundant natural light, the house features a well-designed ground floor living space comprising a modern fitted kitchen/dining room equipped with the usual integrated appliances and ample wall and base units. A generously proportioned WC and practical storage cupboards complement the layout. The rear reception area is expansive and opens onto a south-facing landscaped garden with a shed, perfect for summer gatherings. Upstairs, the first-floor hosts two well-proportioned bedrooms, one of which boasts a balcony, while a family bathroom completes this level. Ascending to the second floor reveals two additional double bedrooms, with the master bedroom enjoying the convenience of an en-suite shower room and there is a second full family bathroom. Transport links are conveniently situated at Mitcham Eastfields and Streatham Common stations, providing regular services to London Victoria and the City.

## AT A GLANCE

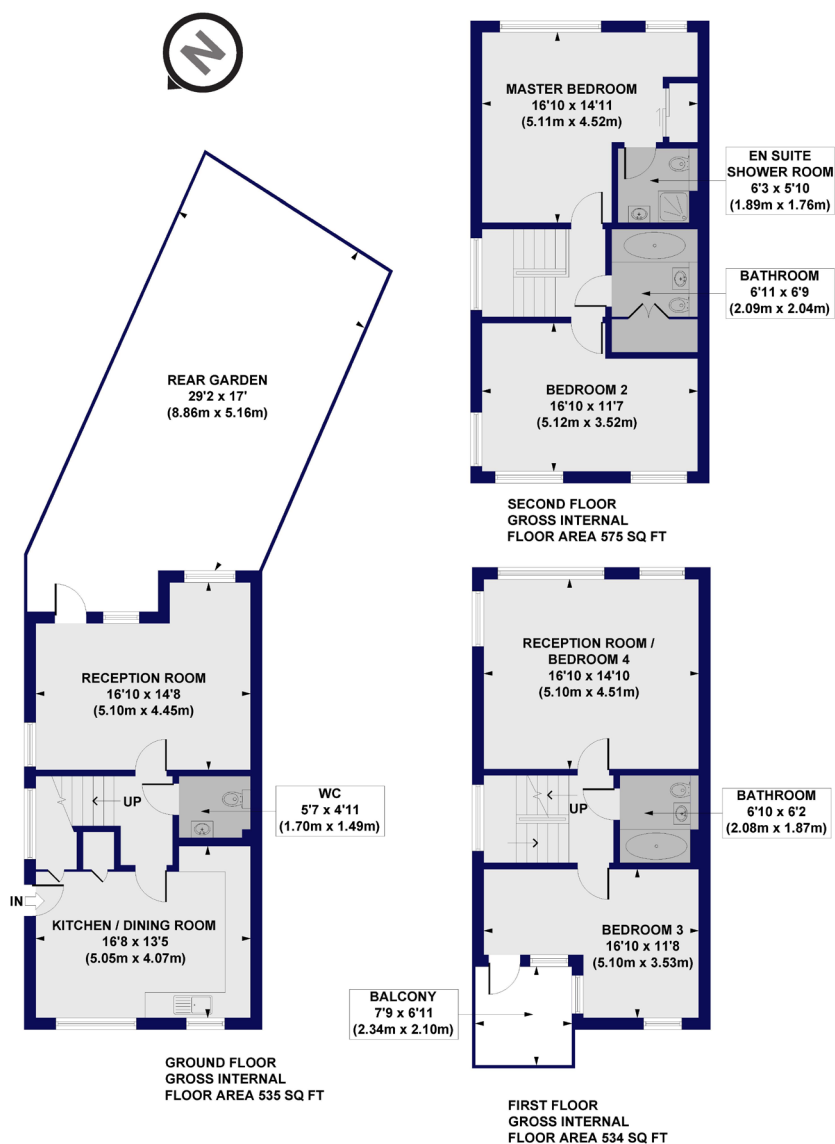
- Modern house, 1644 sq. ft.
- Kitchen/dining
- Downstairs WC
- Ample storage throughout
- 2/3 reception Rooms
- South-facing garden
- 3/4 Bedrooms (one is an en-suite)
- 3 Bathrooms
- Two designated off-street parking spaces + visitors permit





# Kerlin View, SW16

Approx. Gross Internal Floor Area 1644 sq. ft / 152.70 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.

**Winkworth**

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	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Service Charge:** Circa. £350 per annum  
**Council Tax Band:** E

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.