



Colmer Road, SW16

£625,000 *Freehold*



KEY FEATURES

- Mid-terraced period house
- Three bedrooms • One bathroom (ground floor)
- Through reception/dining room
- Separate kitchen with garden access
- Large ladder-access loft with clear conversion potential (STPP)
- Scope for a side-return extension (STPP)
- Private, mature rear garden
- Good overall condition but ready for modernisation/TLC
- Great location for transport (Streatham Common & Norbury) and green spaces

Spacious three-bed mid-terrace with generous garden and a huge ladder-access loft — well-kept overall, now ready for a refresh and packed with scope to add value (loft and side-return extension both possible, STPP).

A well-proportioned late-Victorian mid-terraced home with great bones and loads of potential. The ground floor has a through reception/dining room with period fireplace, a separate kitchen opening onto the garden, and a modern shower room. Upstairs are three good-sized bedrooms. Above, a large loft (currently accessed via a ladder) offers brilliant potential for conversion subject to planning—and there's also room for a side-return extension (STPP) if you're looking to create a bigger kitchen/living space. Outside, a mature rear garden provides private outdoor space.

Set on a quiet residential street, the property benefits from excellent transport links via Streatham Common and Norbury stations, giving easy, direct access to London Victoria and London Bridge. You're also close to lovely green spaces and vibrant local amenities, from cafés and shops to gyms and supermarkets.

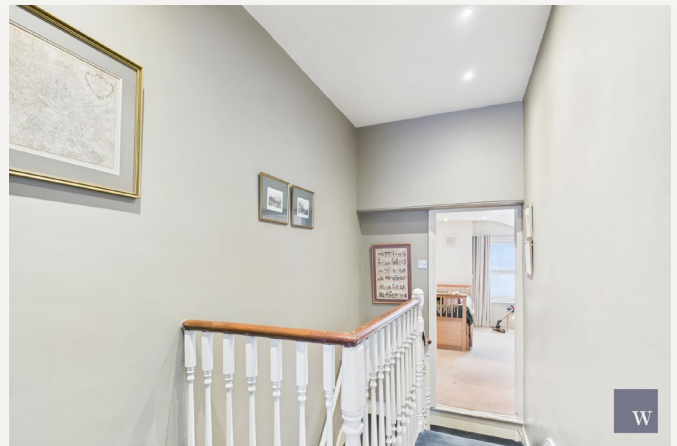
Streatham

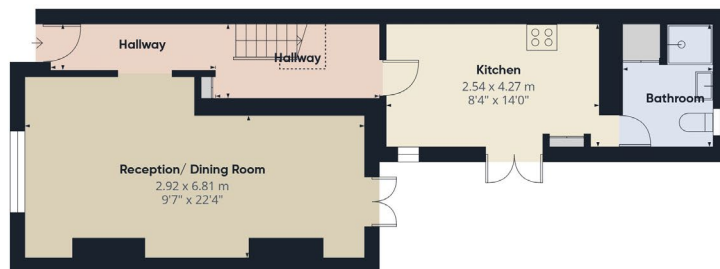
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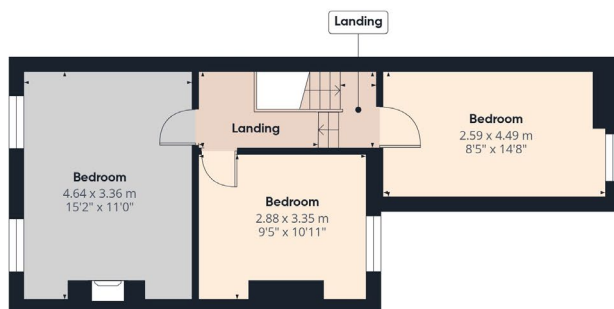
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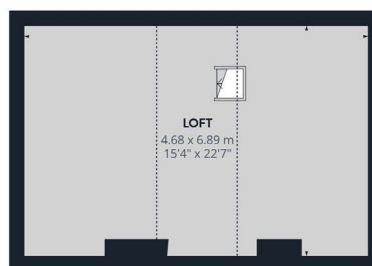




Ground Floor



First Floor



Loft

Approximate total area[®]

117 m²
1258 ft²

Reduced headroom

25.2 m²
271 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

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