



Guildersfield Road, SW16

Offers IEO: £800,000 *Freehold*

5/6  2  3 

KEY FEATURES

- Substantial five/six-bedroom family home
- Exceptional scope for full modernisation
- Versatile ground floor side annexe
- Three generous family bathroom suites
- Expansive dining room and conservatory
- Private off street driveway parking
- Over 2100 square feet space
- Short walk to Streatham Common

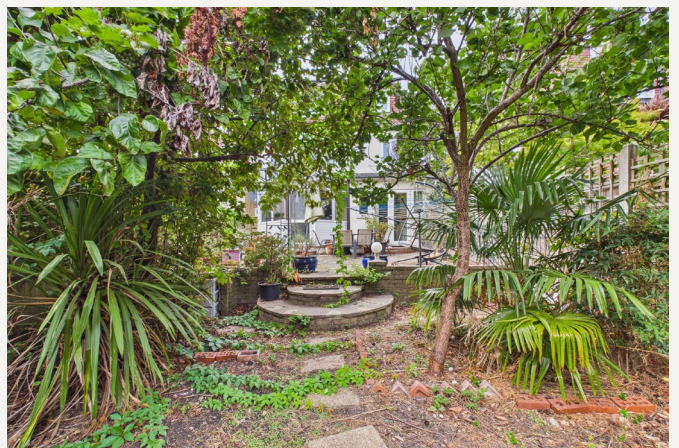
Occupying a substantial footprint on an attractive residential street, this remarkably spacious five/six-bedroom family home offers expansive and highly flexible living accommodation arranged across three floors. Complete with a generous side annexe, a private driveway, and plentiful storage, the property presents an exceptional blank canvas for comprehensive modernisation. The ground floor opens into a central entrance hallway that connects the principal reception spaces. Positioned to the front, the generous living room provides a bright and comfortable hub. Toward the rear, an expansive dining room flows naturally into a light-filled conservatory, creating an excellent setting for family entertaining with views across the garden. Adjoining the dining space is a practical fitted kitchen. Enhancing the ground floor further is a substantial side annexe stretching over 22 feet in length, providing outstanding versatility for multi-generational living, a vast home office, additional bedroom or a creative studio space. Ascending to the first floor, a wide landing connects three well-proportioned bedrooms including two exceptionally large doubles served by a family bathroom. The second floor hosts two further bedrooms, featuring a vast top-floor bedroom extending nearly 21 feet in length, alongside an additional bathroom and deep eaves storage space. Throughout the home, the impressive proportions offer incoming purchasers a magnificent opportunity to redesign and refurbish the interior to create a bespoke contemporary residence. Guildersfield Road is a quiet, tree-lined residential street perfectly positioned to take advantage of the vibrant amenities and green open spaces of Streatham and Norbury. The expansive parklands of Streatham Common and the beautifully manicured English Heritage Rookery Gardens are just a short stroll away, offering community events, tennis courts, and scenic walking trails. Commuters are superbly catered for, with Streatham Common station within easy walking distance providing fast, direct National Rail links into London Victoria, London Bridge, and Clapham Junction. Norbury and Streatham stations are also close by for additional Thameslink connections into the City. Streatham High Road is easily accessible, featuring an eclectic mix of independent cafes, artisan bakeries, major supermarkets, and the popular Streatham Ice and Leisure Centre. Local families are well placed for highly regarded nearby schools.

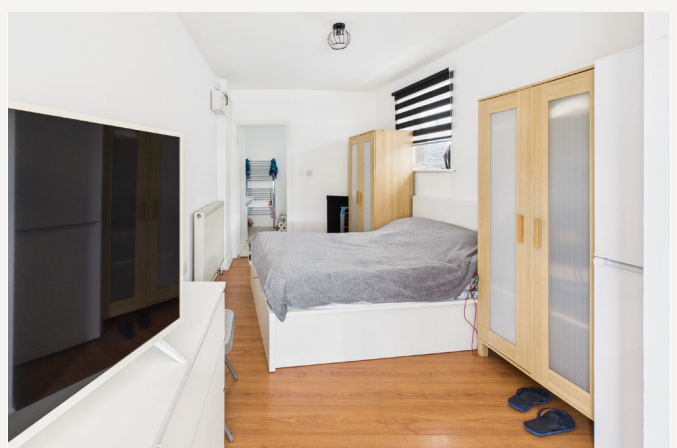
Streatham

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Approximate total area⁽¹⁾
198.9 m²
2139 ft²

Reduced headroom
10.9 m²
118 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		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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