



WAVERTREE ROAD, SW2  
OIEO £1,125,000 FREEHOLD

# LIGHT, SPACE AND CHARACTER IN THIS REFINED FAMILY HOME IN STREATHAM HILL

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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## DESCRIPTION:

Located on the tree-lined Wavertree Road—a sought-after street within easy reach of Streatham Hill, Brixton, and a selection of excellent local schools—this spacious five-bedroom home offers generous proportions, original charm and a layout ideal for modern family life.

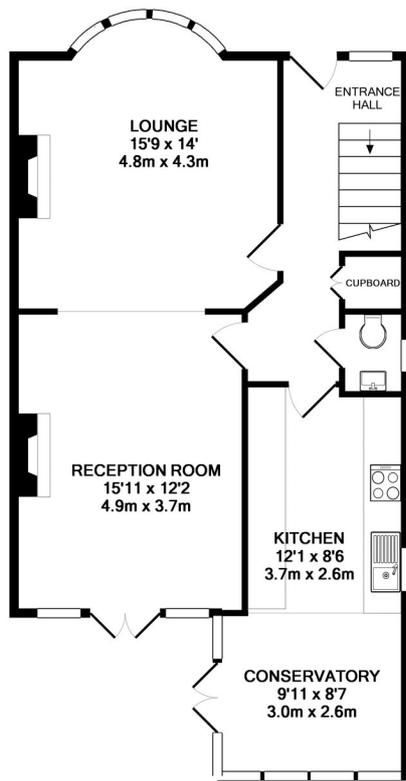
Set behind a beautifully maintained red-brick façade and private driveway, the ground floor features two elegant reception rooms. The front room is bathed in natural light from a bay window, while the rear room opens directly onto the garden via French doors, creating a seamless connection to the outdoors. A separate kitchen with dining area sits at the rear of the home, with views over the garden—perfect for casual family meals or more formal entertaining. A downstairs WC completes the ground floor.

Upstairs on the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The second floor has been extended to include two additional bedrooms, one of which enjoys an en-suite shower room and peaceful treetop views.

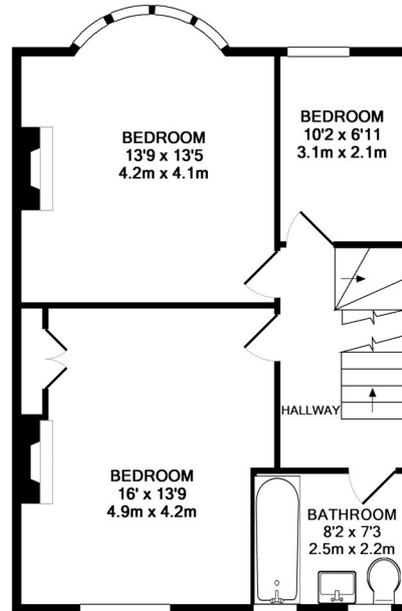
The rear garden is a tranquil retreat with established planting and ample space for summer dining or children's play, while the private front driveway provides off-street parking—a rare benefit in this area.

Wavertree Road is ideally placed for convenient shopping, green spaces, and outstanding schools. Streatham Hill station is a short stroll away, with regular services into Clapham Junction and London Victoria. Brixton, with its Victoria Line tube, bustling markets, and the iconic Ritzy cinema, is also just a short bus ride away.

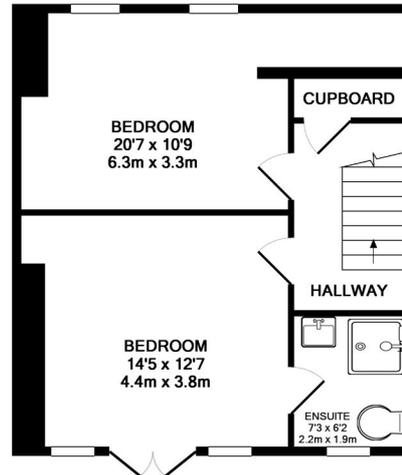




GROUND FLOOR  
APPROX. FLOOR  
AREA 65.4 SQ.M.  
(704 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 56.3 SQ.M.  
(606 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 42.6 SQ.M.  
(458 SQ.FT.)

TOTAL APPROX. FLOOR AREA 164.2 SQ.M. (1768 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

**Tenure:** Freehold

**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.

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