



NORMANHURST ROAD, SW2
£895,000 FREEHOLD

**CHARACTER, CHARM AND ROOM TO GROW
 IN THE HEART OF STREATHAM HILL**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This characterful four-bedroom Edwardian home is full of period charm and brimming with potential. Set behind a good size front garden, the home immediately welcomes you with a warm sense of nostalgia. Inside, original features are proudly on show—from intricate ceiling mouldings and tiled fireplaces to beautiful parquet flooring and fitted wardrobes that speak to a bygone era. Thoughtfully updated over time, the property also benefits from double glazing throughout, adding comfort and efficiency without compromising its historic charm. Spanning over 1,500 sq. ft. across three levels (including a basement), the layout is generous and flexible. The ground floor offers two formal reception rooms, a large kitchen/dining space to the rear, and a bright conservatory opening onto a secluded garden with mature trees and plenty of privacy. Upstairs, you'll find four bedrooms and a family bathroom, with high ceilings and natural light throughout. There's also scope for further enhancement and extension (STPP), making this an exciting opportunity to create a truly special family home tailored to your vision. Ideally located for Streatham Hill's vibrant mix of independent cafés, shops, and excellent transport links, Normanhurst Road offers peace and quiet just moments from urban convenience. With a choice of great local schools and green spaces nearby, it's an address with enduring appeal.







TOTAL: 1552 sq. ft, 144.2 m²

GROUND FLOOR: 783 sq. ft, 73 m², FIRST FLOOR: 683 sq. ft, 63 m², BASEMENT: 66 sq. ft, 6 m²
EXCLUDED AREAS: SHED: 76 sq. ft, 7 m², FRONT GARDEN: 297 sq. ft, 28 m², GARDEN: 1150 sq. ft, 107 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.



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.

Tenure: Freehold

Council Tax Band: F

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

Winkworth

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.