



Rosedene Avenue, London, SW16

£925,000 *Freehold*

4  2  2 

KEY FEATURES

- Four first floor bedrooms
- Two reception areas
- Large kitchen dining room
- Utility with shower and WC
- Spacious family bathroom
- Loft storage above
- Side access and parking
- Very large rear garden

On a much-loved residential road, this bright and airy family house unfolds with well-balanced rooms, excellent storage, side access and off-street parking. A wide hallway introduces a generous bay-fronted reception room with working fireplace and chimney, perfect for quieter evenings. To the rear, a large open-plan kitchen and dining room forms the everyday hub, with plenty of worktop space and room for a long table opening onto the garden; a second sitting area here makes it a superb space for family life and entertaining.

A practical utility room sits off the kitchen and keeps laundry noise out of the living areas; it also includes a shower and WC, giving the house two bathrooms in use.

Upstairs, the first floor provides four comfortable bedrooms arranged around a central landing, all served by a notably spacious family bathroom. A loft above offers further storage.

The rear garden is a real highlight for London: a broad patio for outdoor dining steps down to an expansive lawn bordered by mature planting — ideal for play, summer gatherings and relaxed weekends. The street is known for its lovely, community-minded neighbours, adding to the sense of a happy home.

Rosedene Avenue is a quiet, pretty street close to Streatham Hill and Tulse Hill. Streatham Hill station offers direct services to London Victoria, while Tulse Hill provides Thameslink links across the city.

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Approximate total area⁽¹⁾
131 m²
1410 ft²

(1) Excluding balconies and terraces

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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

EPC rating: D

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