





### MITCHAM LANE, SW16 £1,300,000 FREEHOLD

## A CHARACTERFUL, GRAND PERIOD PROPERTY IN NEED OF FULL RESTORATION, LOCATED ON MITCHAM LANE WITHIN EASY REACH OF STREATHAM COMMON AND TOOTING

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# Winkworth

for every step...



#### **DESCRIPTION:**

An incredibly spacious link-detached period home offering a rare opportunity to reimagine and restore a substantial property into a beautiful family residence.

Arranged over three expansive floors, this grand Victorian house retains a wealth of original features and provides immense potential for those seeking a full-scale renovation project. From the moment you step inside, you're welcomed by impressive proportions, soaring ceilings, and period details that whisper of the home's historic charm. The existing layout comprises multiple reception rooms, a generous kitchen space, numerous bedrooms, and bathrooms on each level. Bay windows flood the interiors with natural light, while ornate cornicing and fireplaces hint at the elegance this home once held. There's also scope to reconfigure the internal arrangement (STPP) to better suit contemporary family living or to create self-contained units, depending on the buyer's vision. To the rear, a vast private garden offers endless potential—whether for lush landscaping, outdoor entertaining, or simply as a tranquil retreat. The front of the home includes a driveway providing convenient off-street parking.

Perfectly located on Mitcham Lane, you're within easy reach of Streatham Common, Tooting Bec, and an array of local amenities including shops, popular schools, independent cafés, and excellent transport connections into central London.













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: G

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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