



## Rosedene Avenue, SW16

£1,100,000 *Freehold*

4 2 2

### KEY FEATURES

- Four bedrooms family home
- Two bathrooms and WC
- Extended eat in kitchen
- Island and roof lights
- Bifolds to sunny garden
- Garden studio and store
- Original stained glass details
- Close to stations and schools

Set on a quiet, family-minded no-through road, this bright 1930s home unfolds over three floors with a superb garden studio. A gravelled front drive framed by two mature olive trees leads to a welcoming hallway where original stained-glass panes have been protected with secondary glazing. Two useful understairs cupboards hide the washing machine, utilities and wine racks, and there's a guest WC with space for coats and the boiler. At the front, a cosy bay-fronted living room features bespoke shelving and cabinetry. The rear opens into a showpiece eat-in kitchen extension: a large island, plentiful storage and three generous roof lights bring morning sun pouring in. The rear section is dual height with a mezzanine – a brilliant play zone or extra entertaining space – while full-width bi-fold doors connect seamlessly to the garden. Built-in ceiling speakers complete the set-up for gatherings. Outside, the south-easterly garden is designed for low maintenance with a broad stone terrace, astroturf lawn and an outdoor kitchen area, bordered by flowering wisteria along both fences. At the far end sits a large studio/office with underfloor heating and dual-aspect glazing (including bi-folds) – enough room for two to work plus a home-gym corner – and an adjoining store perfect for bikes (with hanging rail), garden kit and an extra fridge. Upstairs on the first floor are three bedrooms: a generous bay-front double with fitted wardrobes and shelving, a spacious rear double with further built-ins, and a third bedroom that works well as a nursery or study. A family bathroom serves this level. The top floor is the principal suite with far-reaching city views from the front roof lights, a wall of rear glazing, fitted wardrobes, broad eaves storage running the width of the house, and an en-suite shower room. Rosedene Avenue sits between Streatham Hill and Tulse Hill. Walk to Streatham Hill station in under 10 minutes (direct to London Victoria in around 17 minutes) and Tulse Hill in under 15 minutes for Thameslink services to Blackfriars, Farringdon and St Pancras. Buses on nearby routes connect swiftly to Brixton Tube, Dulwich and beyond, with excellent local cycling links too. Hillside Gardens and Valley Road Playing Fields are about five minutes on foot; Streatham Common, Tooting Bec Common, Brockwell Park and Dulwich's green spaces are also close. Dunraven School and Hitherfield Primary are both within a five-minute walk, and the neighbourhood offers a friendly community feel with handy shops, cafes and leisure options on the doorstep.

### Streatham

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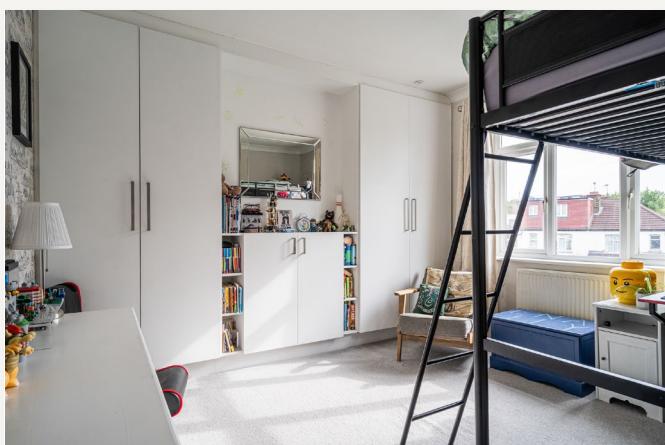
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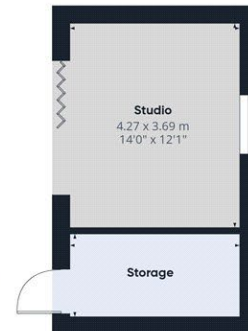
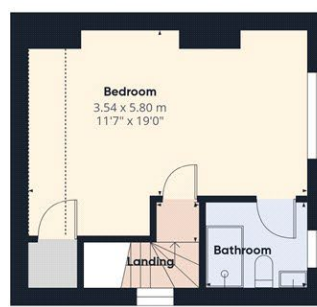
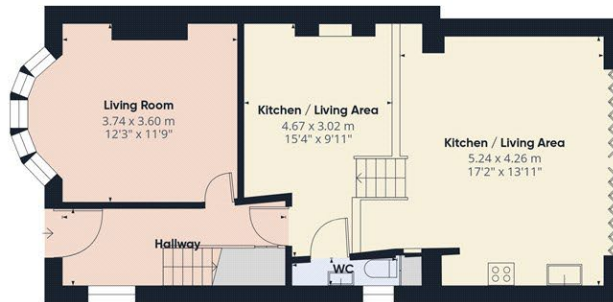








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Approximate total area<sup>®</sup>

149 m<sup>2</sup>  
1604 ft<sup>2</sup>

Reduced headroom

2.8 m<sup>2</sup>  
30 ft<sup>2</sup>

(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		81 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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