



Ellora Road, SW16

OIEO £750,000 *Freehold*



KEY FEATURES

- Three bedroom Victorian family home
- Approved rear and loft planning
- Substantial private storage cellar space
- Separate utility room and WC

Positioned on an attractive residential street, this mid-terrace Victorian home offers balanced living space across two floors, complemented by a private cellar, a secluded rear garden, and approved planning permission for comprehensive ground floor and loft extensions.

The ground floor opens into an entrance hallway leading through to an expansive double reception room extending over seven metres in length. Characterised by an exposed brick chimney breast, classic sash bay window, and bespoke built-in shelving, this bright reception provides versatile space for everyday relaxation and dining. Toward the rear, the separate fitted kitchen features contemporary metro tiling, a freestanding range-style cooker, an integrated dishwasher, and breakfast seating, opening out to the side return and rear garden. Completing the ground level is a practical utility and laundry room alongside a separate guest WC, with access down to a substantial storage cellar.

Ascending to the first floor, the split-level landing connects three well-proportioned bedrooms and a modern family bathroom suite complete with a bath, overhead shower, and neutral tiling. The principal bedroom spans the front of the home, bathed in morning light through twin windows, while two further bedrooms sit peacefully toward the rear. With full planning

- Private secluded paved rear garden
- Generous dual-aspect double reception
- Close to Streatham railway station
- Moments from Streatham Common park

permission granted for a ground-floor side infill extension, a rear dormer roof extension, and an outrigger dormer with a Juliet balcony, incoming purchasers have an extraordinary opportunity to substantially expand the living accommodation.

Ellora Road is an exceptionally popular residential street tucked quietly between Streatham High Road and the leafy expanses of Streatham Common. Commuters benefit from direct access to Streatham station for Thameslink services to London Blackfriars and the City, while Streatham Common station provides swift National Rail links into London Victoria and London Bridge. Everyday amenities are practically on the doorstep, with Streatham High Road offering an eclectic mix of independent cafes, artisan bakeries, and major supermarkets. For outdoor leisure, Streatham Common and the beautifully manicured Rookery Gardens are only a short stroll away, alongside the Streatham Ice and Leisure Centre. Local families are well served by highly regarded primary schools including St Leonard's C of E Primary School and Immanuel and St Andrew C of E Primary School.

Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 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: E

EPC rating: D

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