



St. Olaves Walk, SW16

£475,000 *Freehold*

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KEY FEATURES

- Fully renovated throughout
- Three bedroom terraced house
- Refitted kitchen with quartz worktops
- Refitted bathroom with rain shower
- Brand new boiler
- Private driveway
- Fitted shutters to bay windows
- Cat 6 cabling throughout

Set behind a newly paved private driveway, this bay fronted terraced house has been comprehensively renovated by the current owners and is ready to move straight into. The house has been fully replastered and redecorated throughout, with new skirting, carpets, tiling and flooring, and the front and rear elevations have been freshly re-rendered. The entrance hall, with its new bannister set, leads to a practical utility room and a bright living room at the front. Here, the bay window is dressed with bespoke Hillary's shutters and built in alcove shelving adds character. At the rear, the kitchen spans the full width of the house and has been completely refitted with quartz worktops, an integrated dishwasher, new oven and under cabinet lighting. There is generous space for a dining table, making this the heart of the home, with a door opening straight onto the garden. Upstairs are two well proportioned double bedrooms, the principal enjoying a shuttered bay window to the front, while the second overlooks the garden. A third bedroom is ideal as a home office or nursery. The bathroom has been fully refitted with a rain shower over the bath, stylish tiling and an illuminated mirror with integrated charging points. Outside, the rear garden is laid mainly to lawn with a patio for seating and a shed with a new roof. Further benefits include a brand new boiler, a water softener serving the whole house and Cat 6 cabling for fast, reliable home working. St Olaves Walk sits on the Merton side of SW16, perfectly placed between Streatham, Norbury and Mitcham. Streatham Common, Norbury and Mitcham Eastfields stations are all within a twenty minute walk, offering direct routes into Victoria and London Bridge, while the 45, 60 and 255 buses stop just a couple of minutes away. The shops, cafés and restaurants of Streatham High Road and Norbury are close by, green space is plentiful with Streatham Vale Park, Streatham Common and Norbury Park all nearby, and there is a good choice of schools within around a mile.

Streatham

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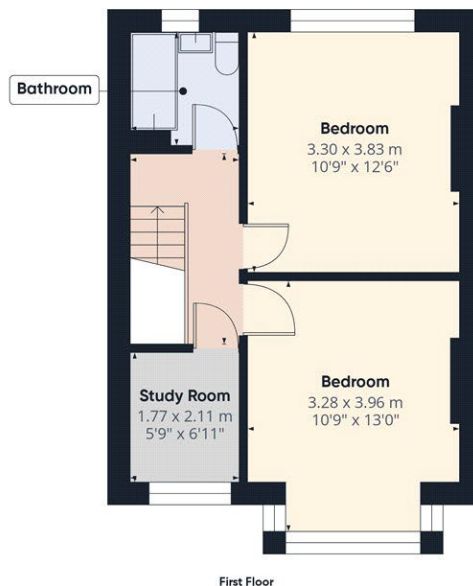
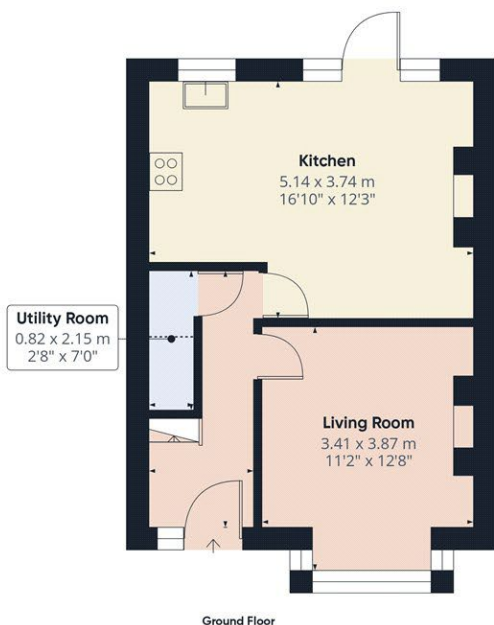
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Approximate total area^m
71.1 m²
764 ft²

Reduced headroom
0.8 m²
9 ft²

(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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

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