



## Estreham Road, SW16

£800,000 *Freehold*

5  1  2 

### KEY FEATURES

- Five double bedrooms
- Ground-floor bedroom
- Large loft principal suite
- Two bathrooms and WC
- Kitchen dining room to garden
- Period reception with fireplace
- Private rear garden
- Basement storage

A generous Victorian home arranged over three bright floors plus a useful basement for bikes and bulky items. The wide hallway leads to a characterful front reception with high ceilings, ornate cornicing and a handsome fireplace. To the rear, a full-width kitchen–dining room opens via double doors to the private garden — ideal for everyday living and entertaining. A ground-floor double bedroom sits just off the hall, alongside a guest WC. Up on the first floor there are three well-proportioned double bedrooms and a smart family bathroom. The top floor is devoted to a large principal bedroom with great proportions, eaves storage and its own shower room. Outside, the rear garden offers a mix of patio and lawn bordered by mature planting — a calm spot to unwind.

Estreham Road is moments from Streatham High Road for cafés, gyms, supermarkets and everyday essentials. Streatham Common and Streatham stations are both a short walk away: Southern services run to London Victoria and London Bridge, with Thameslink trains direct to Blackfriars, City Thameslink, Farringdon and St Pancras International. Regular buses link Brixton, Balham and Tooting for the Victoria and Northern lines. Green space abounds with Streatham Common & The Rookery close by, and Tooting Bec Common within easy reach. A choice of well-regarded schools serves the area.

### Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

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

**Streatham**

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