



GRACEDALE ROAD, SW16  
£1,250,000 FREEHOLD

## A BEAUTIFULLY PRESENTED FIVE BEDROOM HOUSE.

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#### DESCRIPTION:

This bright and spacious five-bedroom home is beautifully presented and features a generous double reception room, complete with a bay window fitted with shutters, elegant parquet wood flooring, recessed spotlights, a stylish radiator, built-in storage, and two eye-catching feature fireplaces. From here, you have direct access to the kitchen/dining room, where you'll also find a convenient downstairs WC and a utility room with additional storage.

The kitchen/dining room is equally impressive—light-filled and airy thanks to parquet flooring and two skylight windows that flood the space with natural light. It boasts a range of sleek wall and base units with white countertops, a central island offering extra storage, and a classic Belfast sink with modern fixtures and fittings.

At the rear of the kitchen, a door leads out to a beautifully maintained garden with paved patio areas—ideal for entertaining or unwinding in a tranquil outdoor setting.

The first floor comprises four well-proportioned bedrooms—three doubles and a study—all fitted with cosy carpets. Each of the three double bedrooms benefits from built-in wardrobes and double-glazed windows, while the third bedroom also features a charming fireplace. The modern family bathroom is stylishly part-tiled and includes a contemporary three-piece suite and tiled flooring.

The second floor hosts the loft-converted master bedroom, featuring skylight windows, built-in wardrobes, and convenient eaves storage. Adjacent to the bedroom is a stylish shower room, complete with recessed spotlights, a patterned tiled floor, part-tiled walls, a spacious shower cubicle, WC, wash hand basin, and contemporary fixtures and fittings.

Gracedale Road, located in the sought-after Furzedown area of SW16, offers a peaceful residential setting with a strong sense of community. The street is lined with attractive Edwardian-style homes, making it especially popular with families and professionals.

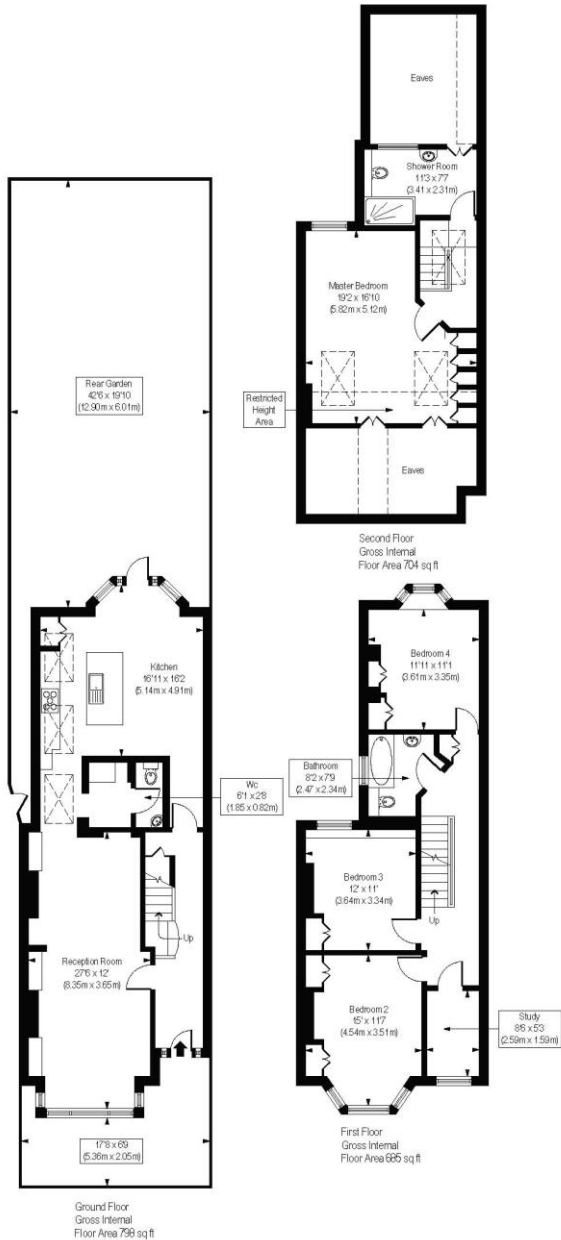
Residents benefit from excellent local amenities, including a range of shops, supermarkets, and highly regarded schools such as Penwortham Primary and the outstanding Graveney School. Green spaces like Tooting Bec Common and Streatham Common are nearby, providing ample opportunities for outdoor activities. Transport links are convenient, with Streatham Common and Tooting stations within walking distance, offering easy access to central London. The area also boasts low crime rates, diverse places of worship, and a mix of independent cafes and restaurants, making Gracedale Road a well-rounded and desirable place to live.





# Gracedale Road, SW16

Approx. Gross Internal Floor Area 2187 sq. ft / 203.21 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 1845 sq. ft / 171.38 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

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		

**Tenure:** Freehold

**Council Tax Band:** E

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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