



Craignish Avenue, SW16

£1,000,000 *Freehold*

6  2  2 

KEY FEATURES

- Six double bedrooms
- Three bathrooms plus two WCs
- Architectural kitchen with bi-fold doors
- Two elegant reception rooms
- Laundry and pantry room
- App-controlled underfloor heating
- 90ft private garden with CCTV
- Driveway for two cars

A substantial six-bedroom detached family home arranged over three floors, beautifully finished and designed for modern living. The house offers generous rooms, excellent storage and a comfortable balance of space for family life and entertaining.

The ground floor features two bright reception rooms and a large open-plan kitchen and dining area with a central island, breakfast bar and full-width bi-folding doors opening to the garden. There's also a separate laundry and pantry room with direct garden access.

Upstairs, the first floor includes a self-contained bedroom suite with its own kitchenette and shower room, the main bedroom, a further double and a family bathroom. The top floor has three more double

bedrooms, two en-suites and a walk-in wardrobe.

The property includes a MegaFlow system, smart heating and underfloor heating on the ground floor.

Outside, the 90ft garden provides a wonderful backdrop for entertaining with mature planting, a garden shed and CCTV for added security. A driveway at the front offers space for two cars.

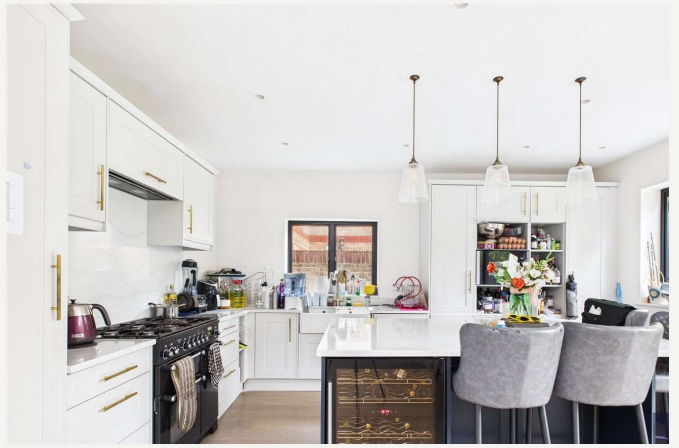
Craignish Avenue is a peaceful residential street close to the shops, cafés and restaurants of London Road, with Norbury Park and Streatham Common nearby. Norbury Station provides direct services to London Victoria and London Bridge, and the area is well served by popular local schools.

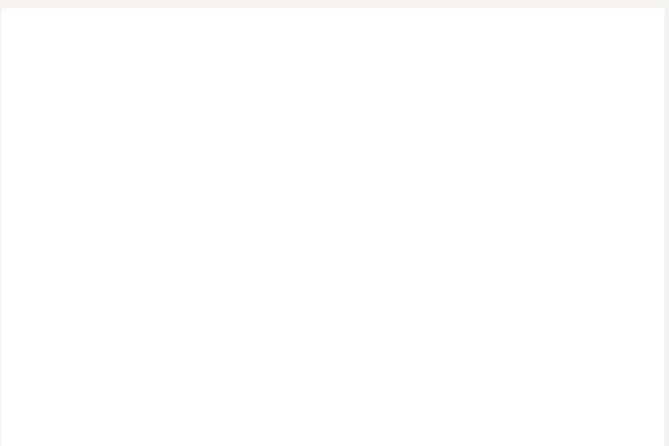
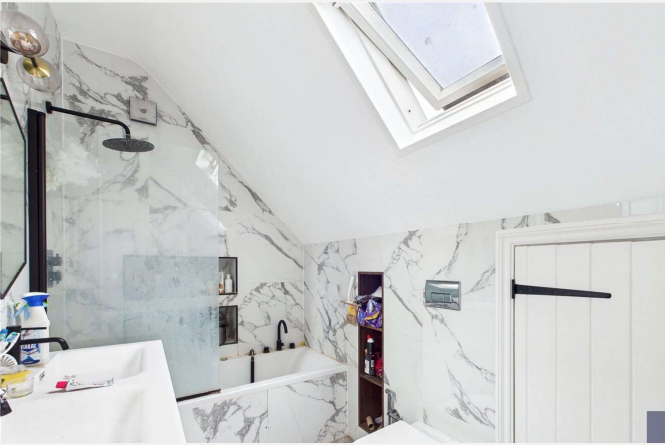
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GROSS INTERNAL AREA (GIA)
The footprint of the property
208.67 sqm / 2246.11 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
186.36 sqm / 2027.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
3.15 sqm / 33.91 sqft



Spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

WMS 3B RESIDENTIAL 204.13 sqm / 2197.24 sqft
WMS 3C RESIDENTIAL 190.56 sqm / 2051.17 sqft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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: F

EPC rating: D

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