



Natal Road, SW16

£1,000,000 *Freehold*

5  2  2 

KEY FEATURES

- Five-bedroom family home
- Three beautifully arranged floors
- Double reception with shutters
- Stunning open-plan kitchen
- Bi-folds to sunny garden
- Top-floor loft suite with en-suite
- Cellar and guest WC
- Ferrers Triangle location

Fabulous five bedroom house located on a highly desirable road within the sought-after Ferrers Triangle. The property has been recently extended to its full potential and finished to a very high standard, creating a wonderfully spacious home that's perfect for both everyday living as well as hosting friends and family.

The double reception at the front is both sophisticated and relaxing, with built-in cabinetry, classic shutters, and a wood-burning stove creating a cosy focal point. Flowing through to the rear, the dining room and second sitting area open into a striking kitchen, complete with herringbone flooring, a navy island, skylights above, and full-width bi-folding doors that lead directly out onto a beautifully landscaped garden. Outside, the decked dining terrace, built-in seating, and low-maintenance lawn create a private, sun soaked haven for entertaining or relaxing. Upstairs on the first floor there are three bedrooms: two very spacious doubles and a charming third bedroom, ideal for a nursery or study. The rear pod extension currently serves as a stylish office but is easily large enough to accommodate a double bed. At the top of the

house, the loft has been transformed into a bright and tranquil principal suite, complete with Velux windows above the bed, a freestanding bath, and a sleek en-suite. The home also includes a guest WC, large cellar for storage, and tasteful design throughout.

Natal Road sits within the ever-popular Ferrers Triangle, with an exciting mix of local cafés, delis, pubs, and shops on your doorstep, all wrapped in a friendly, village-like community atmosphere. The property is located on the neighbouring road to the highly regarded Cavendish Lodge nursery and is also within the catchment area of three outstanding primary schools, including St Andrews which is currently ranked fourth best in the entire country. The open spaces of Tooting Common, Streatham Common and the Rookery Gardens are a very short walk away, and Streatham and Streatham Common stations are moments away and give fast access to the City and central London.

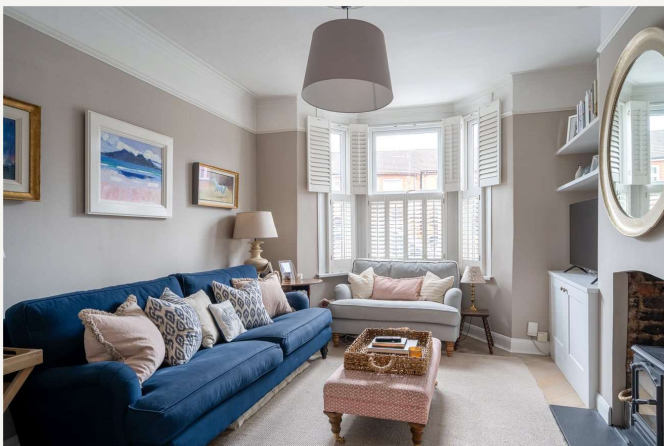
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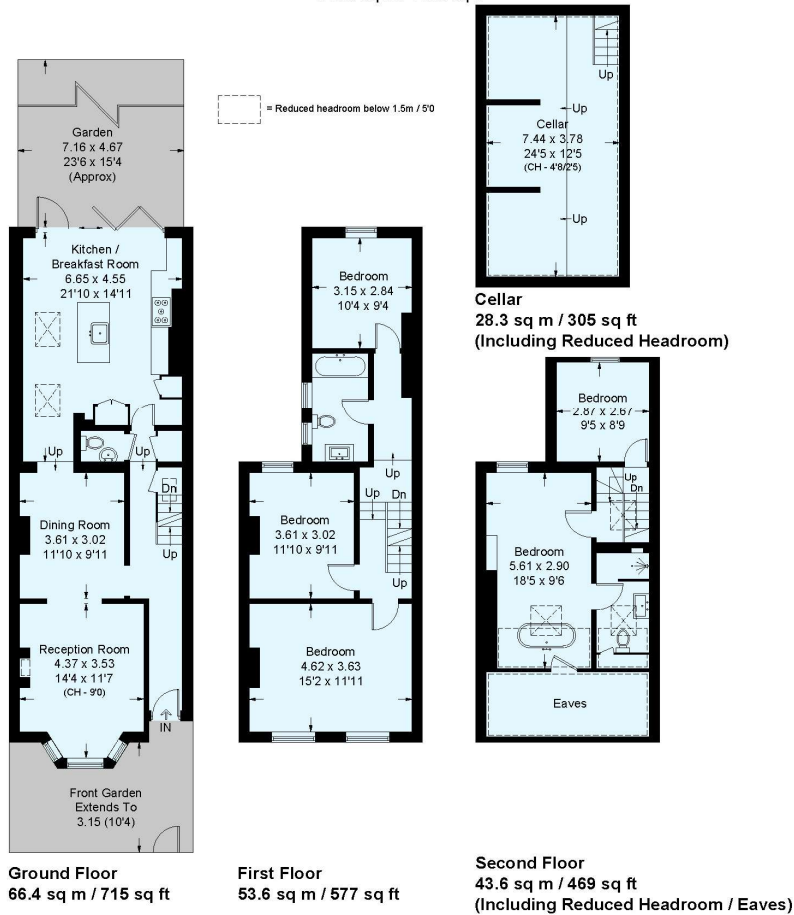


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Approximate Gross Internal Area (Including Eaves / Reduced Headroom)
163.6 sq m / 1761 sq ft
Cellar = 28.3 sq m / 305 sq ft (Including Reduced Headroom)
Total = 191.9 sq m / 2066 sq ft (Including Reduced Headroom)



Approximate Gross Internal Area (Excluding Reduced Headroom / Cellar)
149.6 sq m / 1610 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID575484)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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: C

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