



HILL HOUSE ROAD, SW16  
**£650,000 FREEHOLD**

**CHARMING EDWARDIAN TERRACE WITH GARDEN, SET ON A  
 LEAFY ROAD BY STREATHAM COMMON AND THE ROOKERY**

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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## DESCRIPTION

Nestled on a quiet, tree-lined residential street of charming Edwardian homes and elegant conversion apartments, this characterful property offers exciting potential in a sought-after corner of Streatham.

The ground floor features two generously proportioned reception rooms with high ceilings and period detailing, alongside a separate kitchen that opens out to a mature, leafy rear garden—an ideal space for future landscaping or redesign. Upstairs, you'll find three bedrooms (two doubles and a single), a family bathroom, and an additional WC.

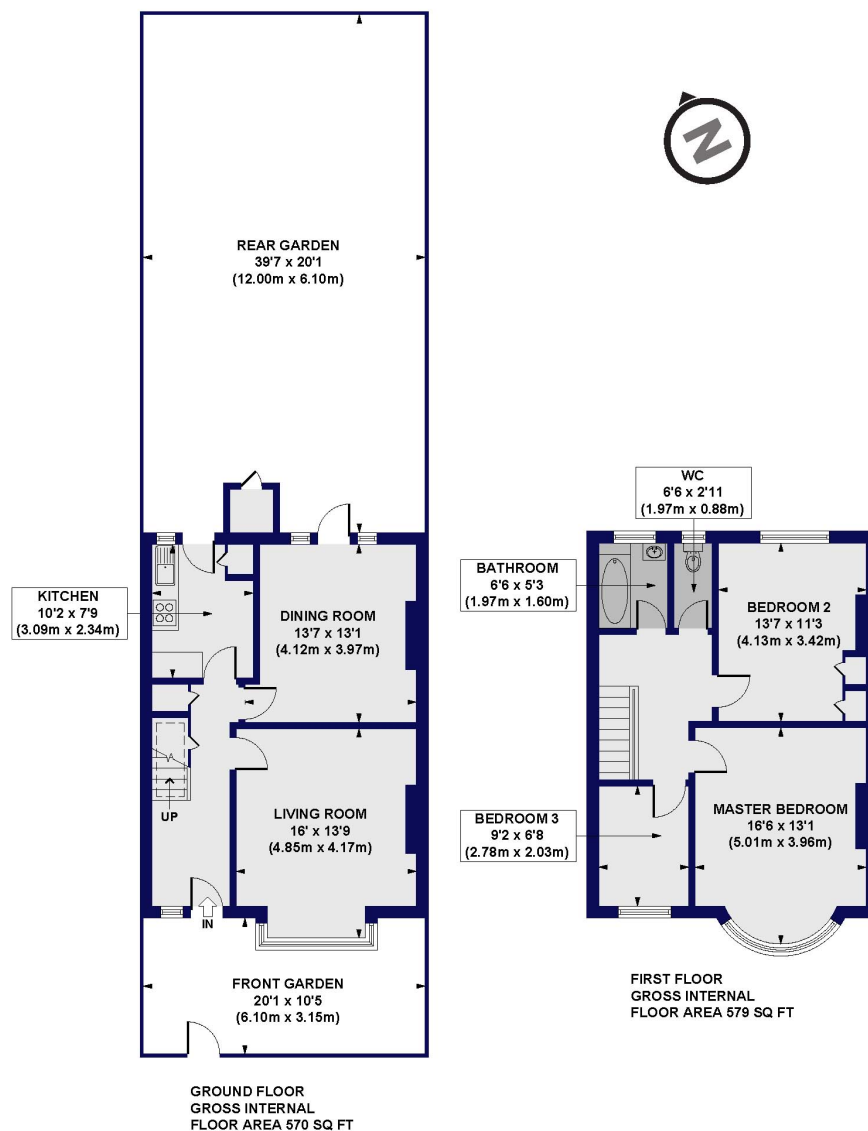
Hill House Road sits adjacent to the open green spaces of Streatham Common and the celebrated Rookery Gardens. Excellent transport links are available via Streatham (Thameslink) and Streatham Common stations, providing fast access to the City and West End. The bustling High Road offers a vibrant mix of local amenities, including a new M&S Foodhall, Aldi, and a variety of cafés, pubs and independent shops. A modern leisure centre with an Olympic-sized pool and ice rink is also within easy reach.







Hill House Road, SW16  
Approx. Gross Internal Floor Area 1149 sq. ft / 106.78 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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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