



A beautiful end of terrace four bedroom family home with open entertaining space leading into a large garden.

South Oak Road, London, SW16
£950,000 Freehold

savills

Exceptionally designed four bedroom family home • A perfect garden for al fresco dining and secure play for children • Direct access to a secure off street parking space and communal garden • Two of the bedrooms comprise en suites • There is ample space to entertain with the ground floor being fully open plan • Excellent transport links into the city via Streatham, Streatham Hill and Tulse Hill stations

Local Information

South Oak road offers easy access to Streatham High Street and Streatham Common with its wonderful walks and the well-known Rookery Gardens.

Transport links are excellent, Streatham station is nearby offering a Thameslink service to London Bridge and Kings Cross via Blackfriars.

There are numerous buses, including the 315, which has a regular service to Balham underground station.

The house is ideally positioned for direct routes to Croydon, Balham and Dulwich schools.

About this property

This exceptionally light and very spacious four bedroom house is an ideal family home in the heart of Streatham.

To the front of the house is the open-plan kitchen boasting fitted units with integrated appliances and a sit at bar area. To the rear is a reception room with dining space and large bi-folding doors which allow for an abundance of light to flood the room. The space is further extended into the paved patio and a lawn making it ideal for al fresco dining. The ground floor also comprises a utility, cloakroom and storage.

The first floor boasts two large double bedrooms, one with en suite and separate family bathroom. The third bedroom is a small double and is an ideal nursery or study with dual aspect windows allowing plentiful light.

The vast primary bedroom is located on the second floor and overlooks the front of the house and has a large en suite shower room and copious amounts of built in storage and vaulted ceilings. There is also useful eaves storage on the second floor.

Tenure

Freehold

Local Authority

Lambeth Council

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.

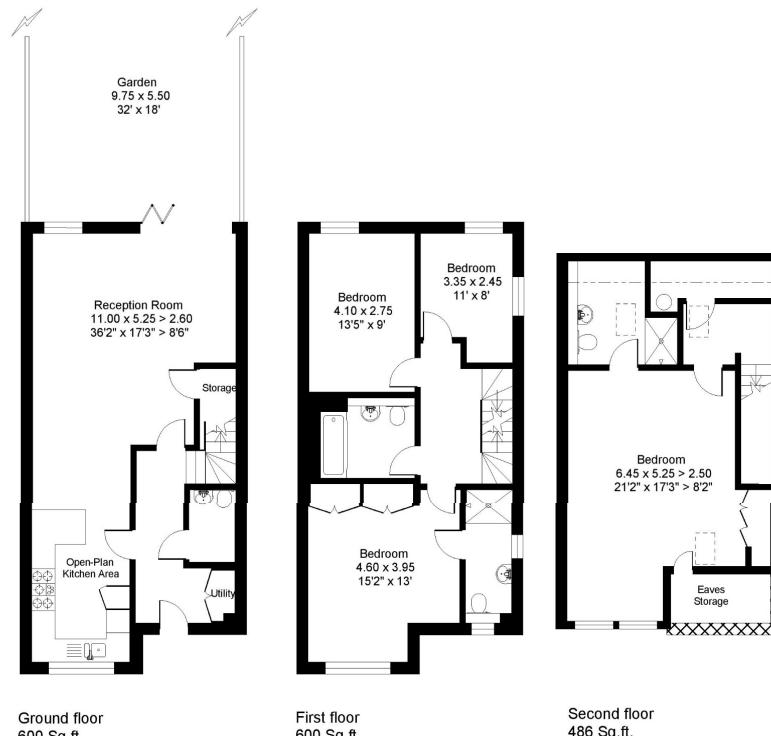
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South Oak Road, SW16

Gross internal area (approx.):
156.6 sq.m. (1686 sq.ft.)
Plus eaves storage 3.3 sq.m. (35 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(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	

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