



An exciting opportunity to purchase a six bedroom detached home which has been in the same family for over 60 years.

Gleneldon Road, London, SW16

£1,450,000 Freehold

savills

This much sought after imposing freehold house is currently split into four individual flats • Set back behind a pretty front garden and off-street parking • An exceptional south facing garden • Close to all the local amenities of Streatham • Transport links are excellent, Streatham station is nearby offering a Thameslink service into the City

Local Information

Gleneldon road runs between Streatham High road and Valley road and offers easy access to 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 station.

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

About this property

A rare freehold opportunity to acquire a property which is currently arranged as four individual flats.

Set back from the road behind a pretty front garden and off-street parking is a six bedroom family home, offering in excess of 3,700 sq.ft. of flexible living and entertaining space, arranged over three floors.

Upon entry into the grand hall, the front reception room lies to the left and features high ceilings and a large bay window which floods the room with natural light. Off the hallway to the right is a study. The ground floor comprises a large

drawing room and kitchen which provides access into the breakfast room. Towards the rear is a large bathroom and utility room, as well as access into the south facing garden.

On the first floor there is a large bedroom with an en-suite shower and a kitchenette. There are further three double bedrooms, one of which has an en-suite shower room and an additional kitchenette and cloakroom are accessible off the landing. The top floor has two very large double bedrooms, bathroom and a separate cloakroom.

The house further benefits from a large cellar and useful side access.

Tenure

Freehold

Local Authority

Lambeth Council

Energy Performance

EPC Rating = D

Viewing

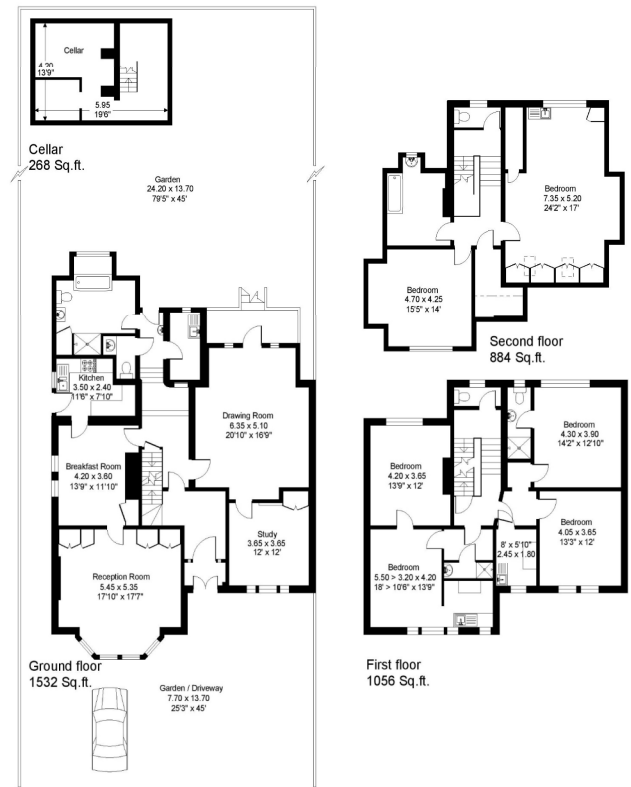
All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office. Telephone: +44 (0) 20 8673 4111.





Gleneldon Road, London, SW16
Gross Internal Area 3740 sq ft, 347.5 m²

Gleneldon Road, SW16
Gross internal area (approx.):
347.3 sq.m. (3740 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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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