



Exceptional three bedroom house on popular residential street in Streatham, and boasting a stunning private garden.

Eardley Road, London, SW16

£625,000 Freehold

savills

Popular residential street in Streatham • Stunning private garden perfect for entertaining • Open-plan reception/dining room • Abundance of storage space with both a loft and utilities room • Three spacious bedrooms

Local Information

Eardley Road is a popular residential street situated just off Streatham Common, and conveniently located for access to the shops, wine bars and restaurants that Streatham High Road has to offer.

Transport connections are good with Streatham Common Station approximately 0.2 miles away along with various bus routes providing access to London Victoria and London Bridge stations.

About this property

A bright and beautiful three bedroom house with a private garden, excellent for entertaining and benefits from 1336 sq. ft. of living space and a loft.

The property is accessed via the ground floor which comprises the open-plan reception/dining room to the left of the entrance. The reception boasts large windows along one wall allowing natural light to fill the space, a decorative fireplace, and an alcove cupboard with shelves above. The reception opens up into the dining room complete with a built-in storage unit. Towards the rear of the ground floor is the utilities room, and walk through modern kitchen with fully integrated appliances. The garden is access via the kitchen and boasts a paved over section and space for outdoor furniture making it an ideal space for entertaining and al fresco dining.

The three bedrooms can be found on the first floor, the smaller of which could also be used as a study. The principal bedroom sits towards the front of the first floor and, boasts large windows and built-in storage along one wall. Adjacent to this is the second bedroom and bathroom complete with modern fittings and a bath with an overhead shower.

Tenure

Freehold

Local Authority

Lambeth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
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Eardley Road, London, SW16
Gross Internal Area 1336 sq ft, 124.1 m²

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Eardley Road, SW16

Gross internal area (approx)
(Including Loft) 124.11 sq m / 1336 sq ft

Loft Area 33.17 sq m / 357 sq ft

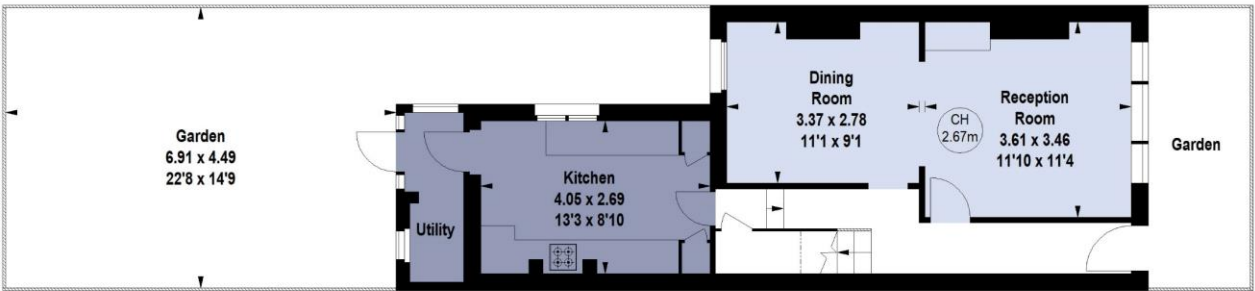
Key :
CH - Ceiling Height



Loft




First Floor



Ground Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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