



## A SPACIOUS THREE BEDROOM GARDEN FLAT

GRASMERE ROAD  
LONDON SW16

**Share of Freehold**

Reception/dining room ♦ Kitchen ♦ 3 bedrooms ♦  
Bathroom ♦ Utility room ♦ Off-street parking ♦ Own front  
door ♦ Garden ♦ EPC rating = C

### Situation

Grasmere Road is ideally situated for the green open space of Streatham Common and The Rookery.

There is a good selection of bars, restaurants and supermarkets on Streatham High Road. There are excellent transport links with Streatham, Streatham Common and Streatham Hill stations all within close proximity - offering overground services into Clapham Junction, Victoria and London Bridge, as well as good bus routes that serve the local area. The area is known for its good selection of schools, such as Ofsted rated 'Outstanding' St Andrew's primary school and Dunraven Secondary school.

### Description

This semi-detached double fronted garden flat offers nearly 800sq ft of flexible living and entertaining space, its own front door, a private garden, off-street parking and benefits from an enviable location close to the green space of Streatham Common.

The large reception/dining room offers spacious and bright living space and cleverly flows through to the kitchen, making it ideal for entertaining. The room is flooded with an abundance of natural light from a large skylight window and panoramic doors that lead out on to the beautiful landscaped garden and decked patio area, perfect for outdoor dining.

The kitchen is fitted with a range of units and boasts integrated appliances. There is also a utility room off the hallway.

There are three good size bedrooms and a large family bathroom.

### Local Authority:

London Borough of Lambeth

### Savills Clapham

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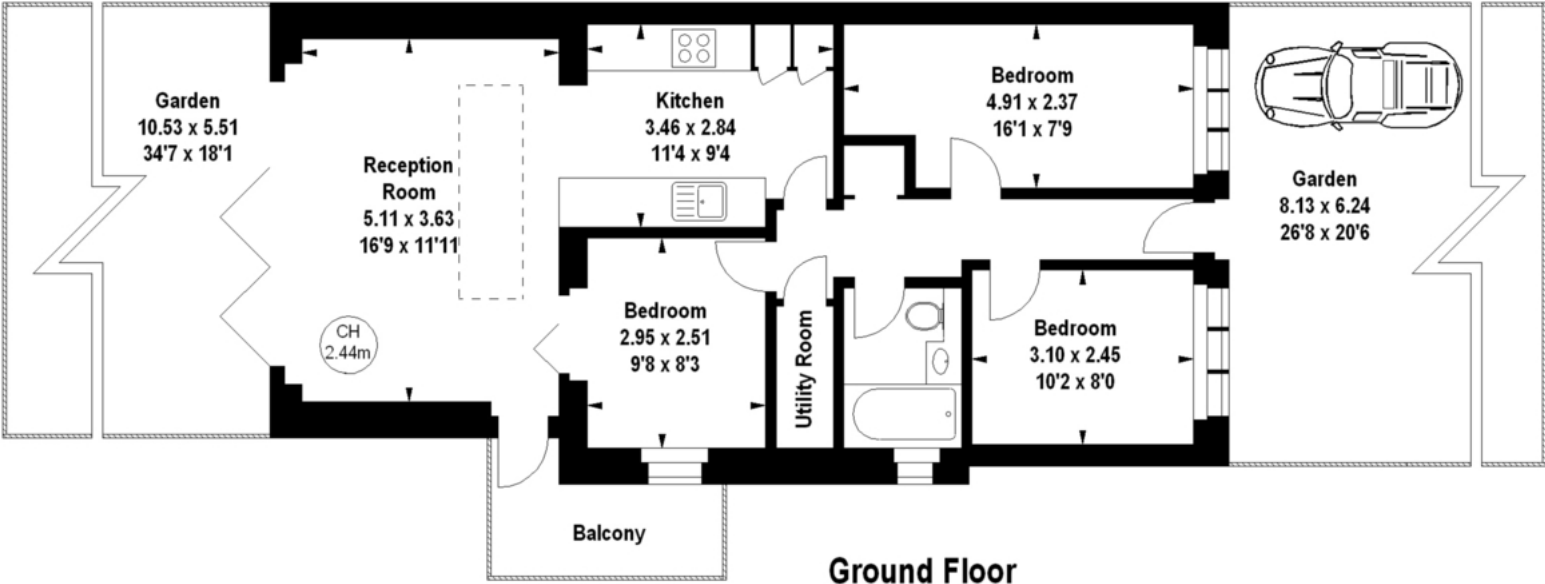


# Grasmere Road, SW16

Approximate gross internal area

72.18 sq m / 777 sq ft

Key :  
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC