



ELLISON ROAD, SW16
£1,100,000 FREEHOLD

CHARMING VICTORIAN ELEGANCE IN THE HEART OF STREATHAM

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DESCRIPTION

Nestled in the vibrant community of Streatham, this beautifully presented Victorian house seamlessly blends period features with modern comforts. The spacious home boasts four well-appointed bedrooms including a loft conversion that has a double-height office room and a separate toilet/shower room, making it ideal for a growing family or those needing dedicated work-from-home space.

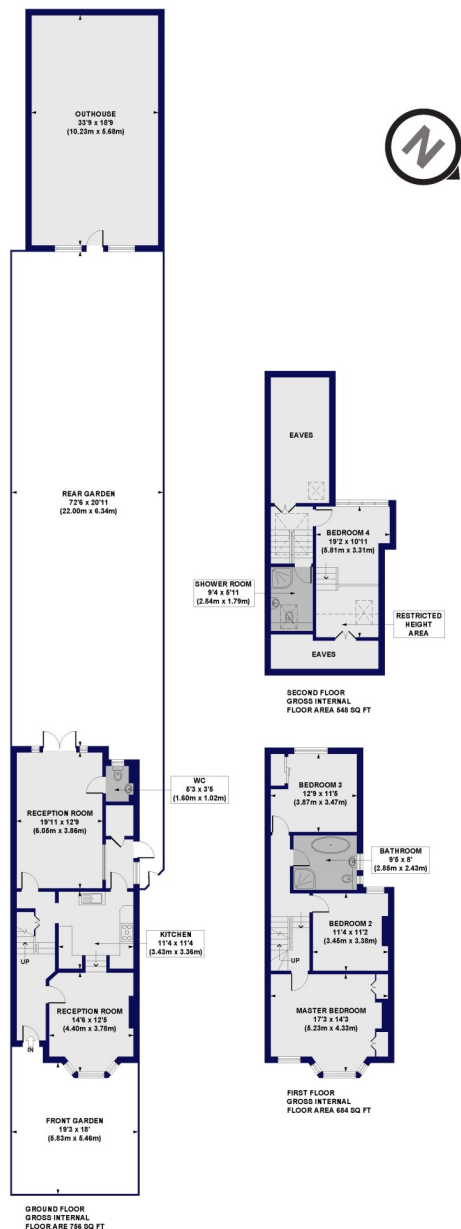
As you enter the home, you're greeted by an inviting hallway that leads to a bright and airy living area, complete with high ceilings and original fireplaces. The modern kitchen, with its sleek design and ample storage, is a culinary enthusiast's dream, offering a delightful space to prepare meals. The first-floor houses three generously sized bedrooms, a modern family bathroom, and additional storage. The master suite is a true retreat, offering tranquillity and comfort. The loft conversion adds further versatility to the property, providing an impressive office space with soaring ceilings and a convenient shower room. A highlight of this home is the beautifully landscaped rear garden, a private oasis ideal for alfresco dining, relaxation, or gardening. The patio area is perfect for summer barbecues, and the lush greenery provides a serene backdrop. At the end of the garden, you'll find an outbuilding currently used as a workshop, a versatile space that can be adapted to suit various needs. Additional features include off-street parking in the driveway and side access from the front of the building to the garden, ensuring ease and convenience.

Located close to Streatham Common station, commuting to London Victoria is a breeze. The area is well-served by excellent local gastro pubs, independent cafés, and a variety of lively local shops. Nearby amenities include a large Sainsbury's, an M&S Foodhall, Aldi, and Streatham's popular leisure centre featuring an Olympic-size ice rink and a 24-hour Tesco Extra Superstore.



Ellison Road, SW16

Approx. Gross Internal Floor Area 2614 sq. ft / 242.89 sq. m (Including Restricted Height Area, Eaves & Outhouse)
 Approx. Gross Internal Floor Area 1714 sq. ft / 159.27 sq. m (Excluding Restricted Height Area, Eaves & Outhouse)



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.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	83
(69-80) C	
(55-68) D	66
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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