



Lanercost Road, Streatham Hill SW2





Description

Located on this popular residential road, this wonderful double fronted six bedroom, Victorian family home has been extended and updated to an exceptionally high standard throughout by the current owners, as well as offering off street parking.

The inviting central entrance hall, with ceiling heights typical of a property of this era, offers plenty of space and leads through to an enchanting front aspect double length reception room with bay window and feature fireplace. To the rear is a traditional kitchen entertaining area filled with an abundance of natural light and opening on to the secluded, south west-facing rear garden.

Outside there is plenty of space for al fresco entertaining with a decked dining area as well as a lush lawn bordered by mature plants.

The ground floor is complete with a shower room, large utility room and study.

Spread across the upper floors are six very well proportioned, bright and airy bedrooms including a luxurious principal suite with ample wardrobe space, an en suite bathroom and a roof terrace with far reaching views. All the bedrooms on the first floor also benefit from the use of a large family bathroom.

Location

Located close to Hillside Garden Park, this home is well-situated for the area's local amenities and transport links, including Tulse Hill Station (0.4 miles with services to Blackfriars and London Bridge) and Streatham Hill Station (0.8 miles with services to London Victoria and London Bridge).

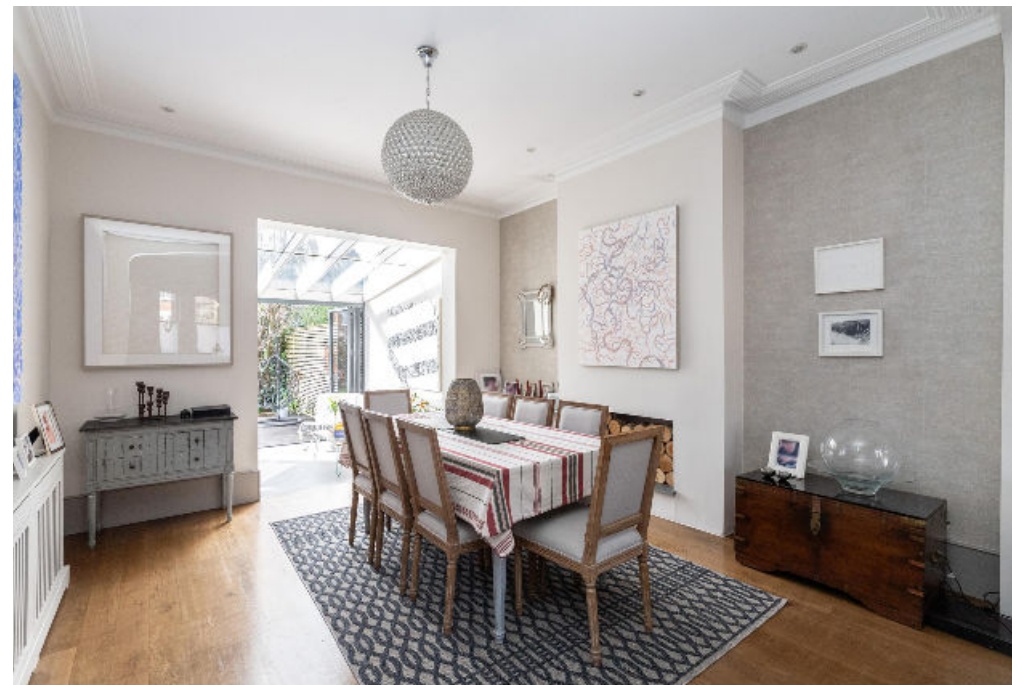
There are an excellent selection of state schools nearby including Hitherfield, Streatham Wells and Dunraven as well as world leading independent schools including Streatham & Clapham, Alleyns, JAGS and Dulwich College. All distances are approximate.

Tenure: Freehold

EPC: TBC

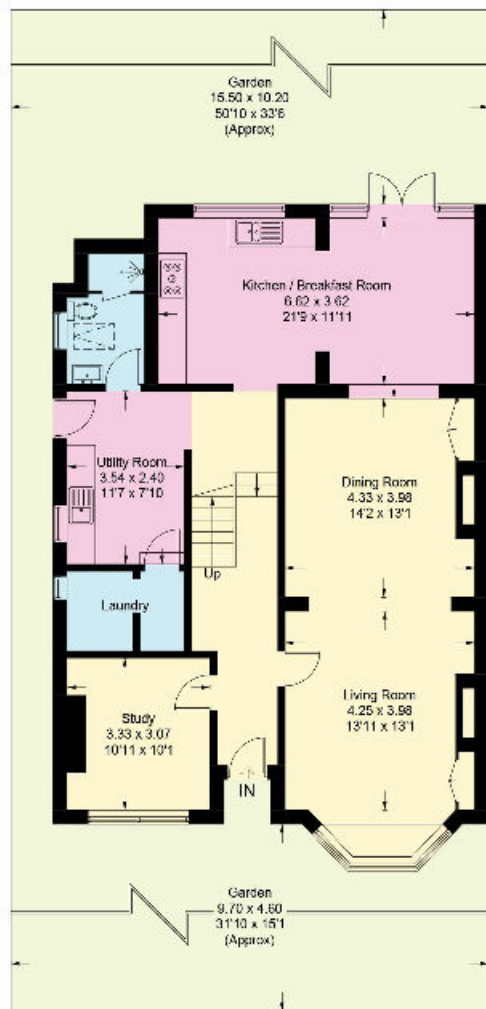
Council Tax Band: G

Local Authority: Lambeth Council

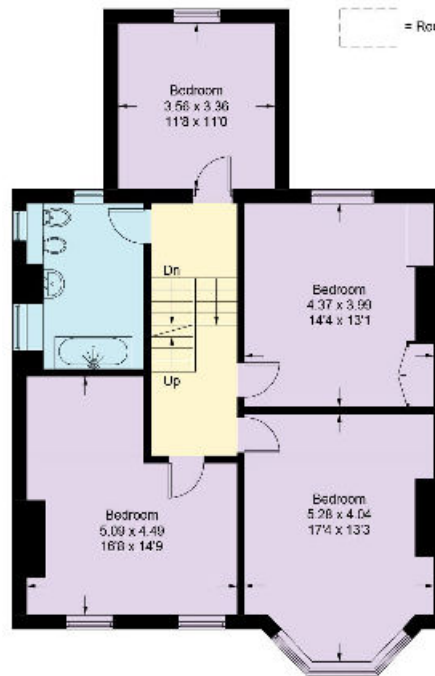




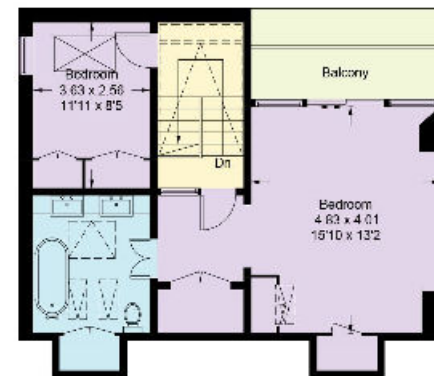




Ground Floor



First Floor



Second Floor

Guide Price £2,150,000

Approximate Gross Internal Area
 Ground Floor = 109.3 sq m / 1176 sq ft
 First Floor = 91.6 sq m / 986 sq ft
 Second Floor = 51.6 sq m / 555 sq ft
 Reduced Headroom = 0.7 sq m / 7 sq ft
 Total = 253.2 sq m / 2724 sq ft

= Reduced headroom below 1.5m / 5'0"

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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