Brooks
INDEPENDENT ESTATE AGENTS

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86 Balham High Road, London SW12 9AG / 76 Streatham High Road, London SW16 1BS

Pinfold Road, Streatham SW16

Tenure: Freehold   Borough: Lambeth

£1,295,000

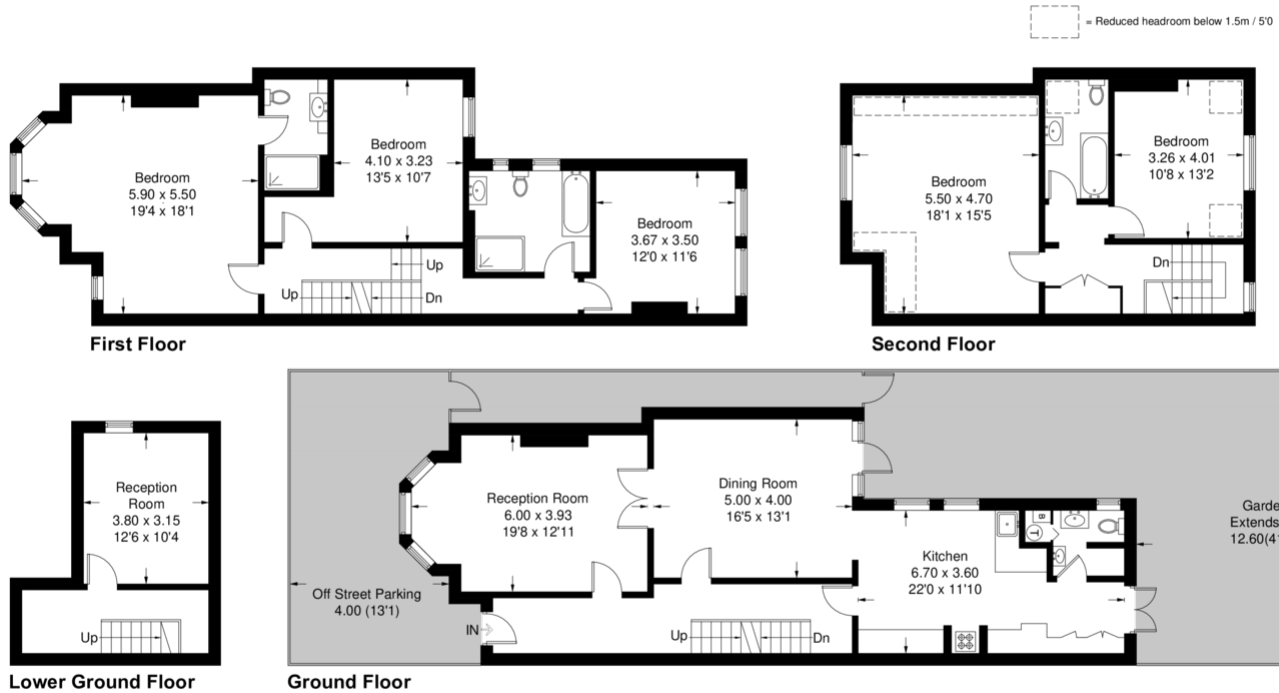- **Five bedrooms, three bathrooms**
- **Large private garden**

A fabulous five bedroom, three bath room family house on Pinfold Road where houses rarely come up for sale. The accommodation is spacious and light and spread over four floors with connected kitchen, breakfast and dining rooms. The cellar has been converted to be used as a great tv room and there is off street parking and large rear garden.
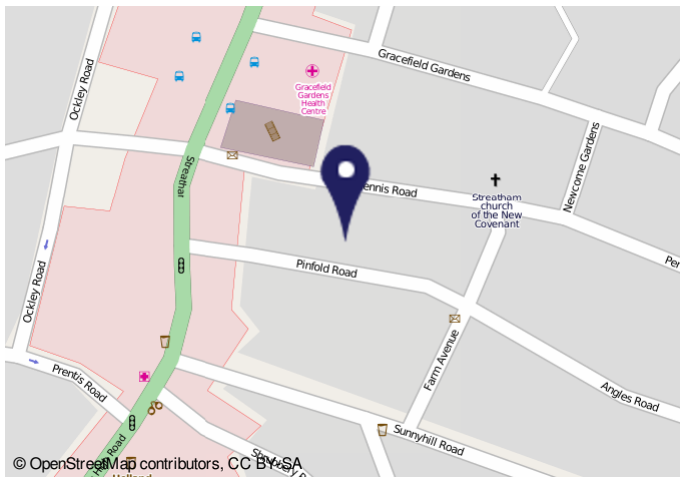
The house has some lovely original features and is in a great position, just off the high street and close to both Streatham and Streatham Hill stations and all the shops, bars and restaurants on the high road.

Pinfold Road

Approximate Gross Internal Area = 234.1 sq m / 2520 sq ft
Reduced Headroom = 6.5 sq m / 70 sq ft
Total = 240.6 sq m / 2590 sq ft

N

☐ = Reduced headroom below 1.5m / 5'0

First Floor

Bedroom
5.90 x 5.50
19'4 x 18'1

Bedroom
4.10 x 3.23
13'5 x 10'7

Bedroom
3.67 x 3.50
12'0 x 11'6

Up
Up
Dn

Second Floor

Bedroom
5.50 x 4.70
18'1 x 15'5

Bedroom
3.26 x 4.01
10'8 x 13'2

Dn

Lower Ground Floor

Reception Room
3.80 x 3.15
12'6 x 10'4

Up

Ground Floor

Off Street Parking
4.00 (13'1)

Reception Room
6.00 x 3.93
19'8 x 12'11

Dining Room
5.00 x 4.00
16'5 x 13'1

Kitchen
6.70 x 3.60
22'0 x 11'10

Garden
Extends To
12.60(41'4)

IN
Up
Dn

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings
are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them. (ID319363)

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