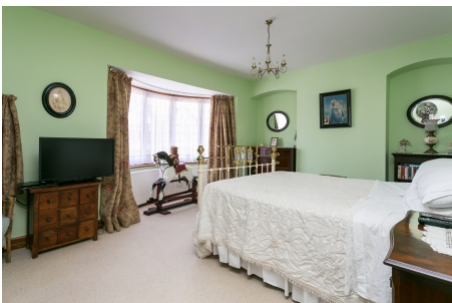


## Wyatt Park Road, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

**£875,000**

- Four bedrooms and two bathrooms
- Wonderful, mature South-facing garden



This fantastic house has a wealth of space with front reception, kitchen-diner, downstairs bathroom, cellar and stunning rear reception leading to the most fantastic of gardens. It is mainly laid to lawn, south-facing and encompasses some wonderful mature shrubs and plants. Upstairs there are four bedrooms and family bathroom (with jacuzzi bath). Above there is the potential for extension (STPP) with a very large loft space currently used for storage. Wyatt Park Road is a quiet street close to excellent local schools, the train station at Streatham Hill and numerous bus routes to the City.

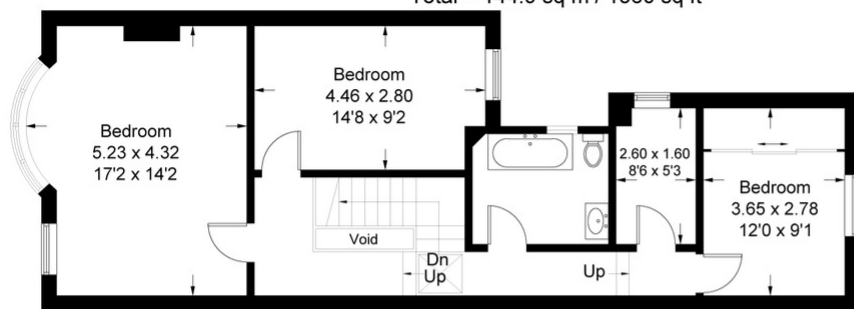
# Wyatt Park

Approximate Gross Internal Area (Excluding Void)

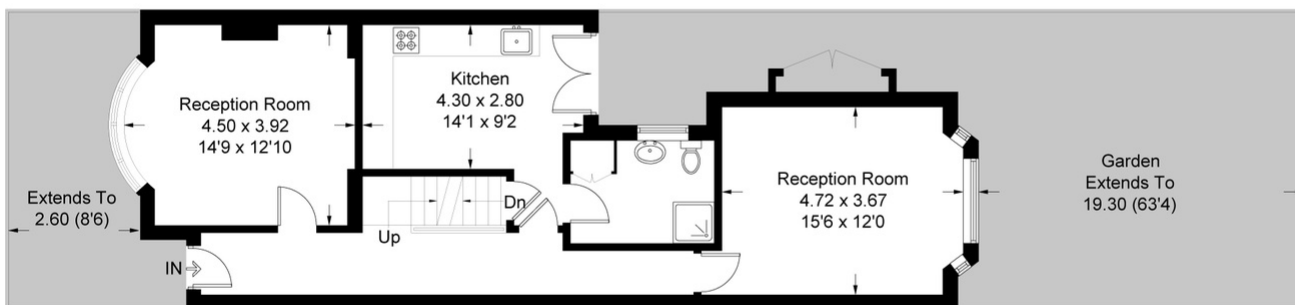
137.0 sq m / 1475 sq ft

Reduced Headroom = 7.9 sq m / 85 sq ft

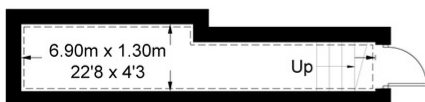
Total = 144.9 sq m / 1560 sq ft



First Floor

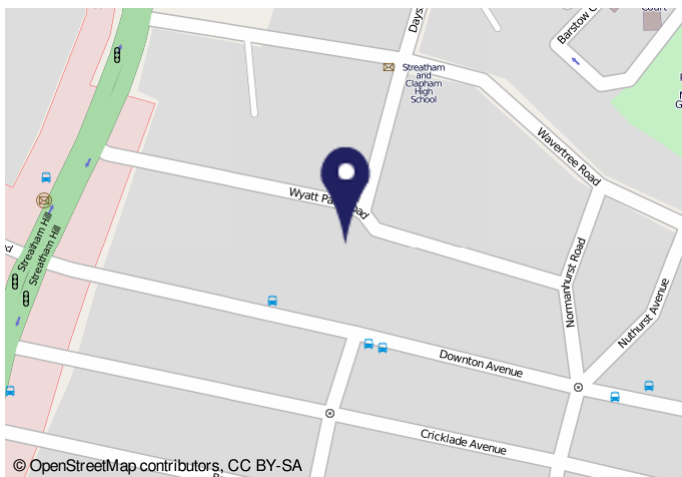


Ground Floor



Basement

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. (ID351655)



### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.