Brooks
INDEPENDENT ESTATE AGENTS

Tel: +44 (0)208 769 8000
www.brooksestateagents.com / info@brooksestateagents.com
86 Balham High Road, London SW12 9AG / 76 Streatham High Road, London SW16 1BS

Canmore Gardens, Streatham SW16

Tenure: Freehold   Borough: Lambeth

£500,000

- **Three/four bedroom house**
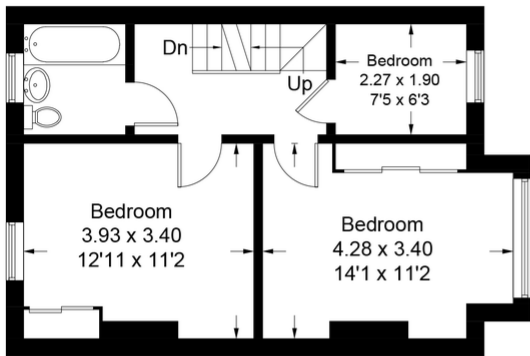- **No chain**

A lovely three/four bedroom family home situated on Canmore Gardens. The property has a south easterly facing garden mostly laid to lawn. There are two reception rooms on the ground floor with a modern kitchen leading out on the garden. Canmore Gardens is just off from Streatham Vale and close to Streatham Common overground station with direct routes to Victoria, London Bridge, Clapham Junction and East Croydon. There are a wide variety of shops, bars and restaurants close by. Streatham High Road and Streatham Hub development are within one mile in terms of distance. Streatham Common and The Rookery are also close by. This property is being sold with no oward chain.
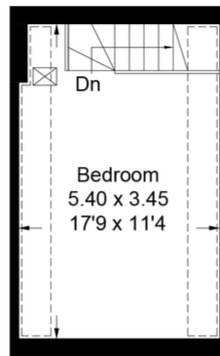
Canmore Gardens

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft
Reduced Headroom = 6.4 sq m / 69 sq ft
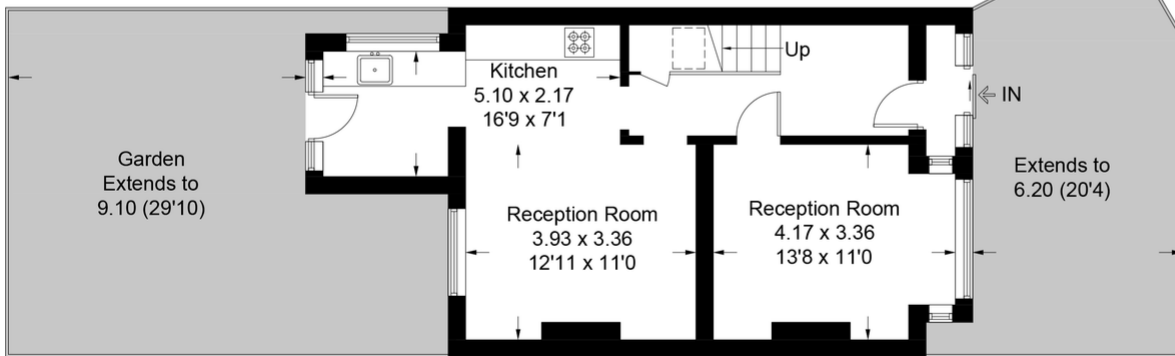Total = 111.9 sq m / 1205 sq ft

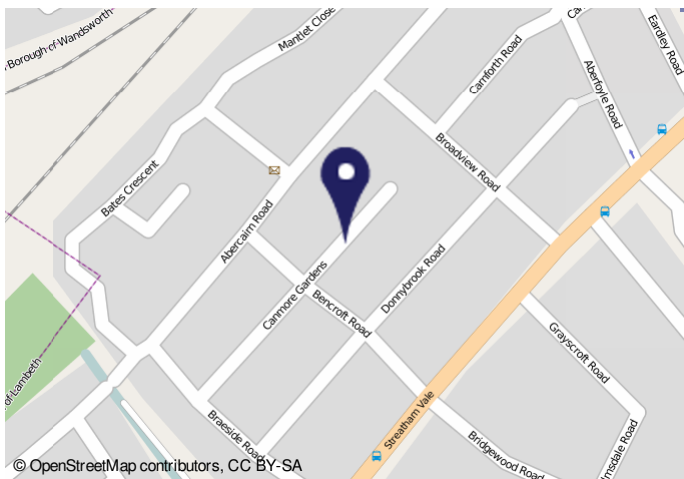☐ = Reduced headroom below 1.5m / 5'0

First Floor

Dn
Up

Bedroom
2.27 x 1.90
7'5 x 6'3

Bedroom
3.93 x 3.40
12'11 x 11'2

Bedroom
4.28 x 3.40
14'1 x 11'2

Second Floor

Dn

Bedroom
5.40 x 3.45
17'9 x 11'4

Ground Floor

Kitchen
5.10 x 2.17
16'9 x 7'1

Up

IN

Garden
Extends to
9.10 (29'10)

Reception Room
3.93 x 3.36
12'11 x 11'0

Reception Room
4.17 x 3.36
13'8 x 11'0

Extends to
6.20 (20'4)

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