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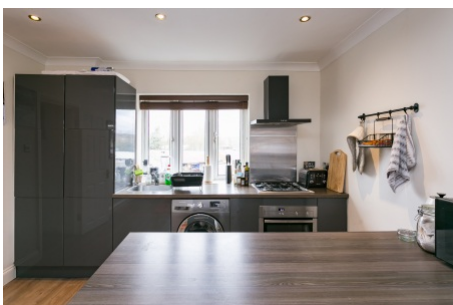
Windermere Road, Streatham SW16

Tenure: Leasehold   Borough: Merton

£375,000

- **Own front door**
- **Off street parking for two cars**

A versatile three or four bedroom maisonette set over two floors of this 1930s conversion. The property has been recently updated by the current owners. There are two bathrooms one of which is an ensuite for the master bedroom on the top floor and the property also benefits from off street parking for two cars. Windermere Road is a popular road in Streatham Vale and benefits from Streatham Common and Norbury for overground transport links with access in to and out of Central London. Woodmansterne School is close by as is the convenience shops of Rowan Road and London Road.
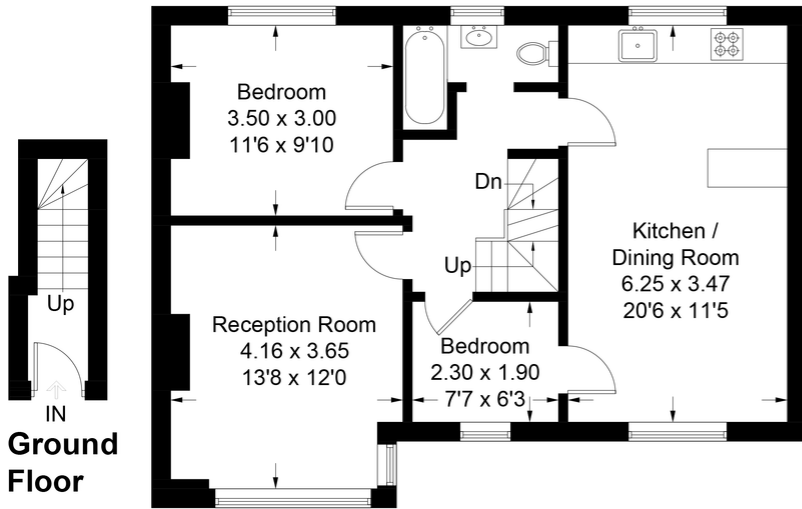
Windermere Road

Approximate Gross Internal Area (Excluding Eaves)
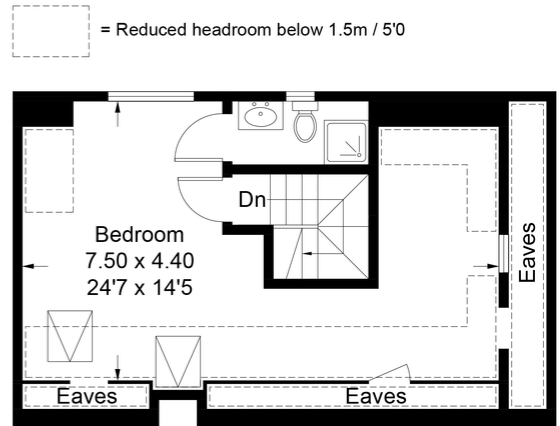89.6 sq m / 965 sq ft
Reduced Headroom = 10.7 sq m / 115 sq ft
Total = 100.3 sq m / 1080 sq ft

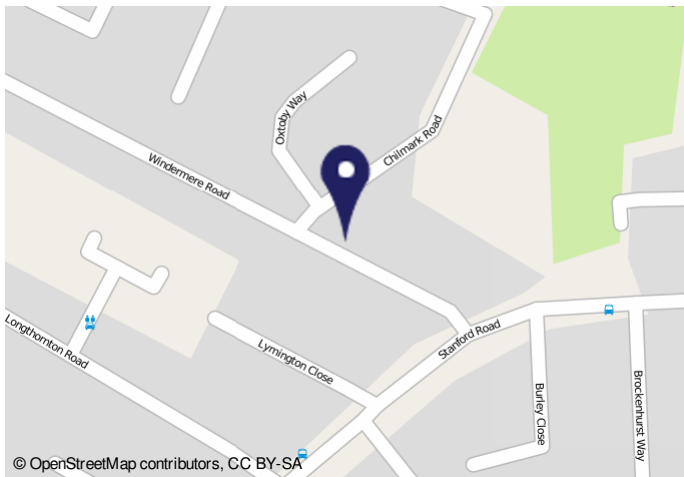☐ = Reduced headroom below 1.5m / 5'0

Ground Floor

Up
IN

First Floor

Bedroom
3.50 x 3.00
11'6 x 9'10

Dn
Up

Reception Room
4.16 x 3.65
13'8 x 12'0

Bedroom
2.30 x 1.90
7'7 x 6'3

Kitchen /
Dining Room
6.25 x 3.47
20'6 x 11'5

Second Floor

Dn

Bedroom
7.50 x 4.40
24'7 x 14'5

Eaves

Eaves   Eaves

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. (ID527346)