

## Mount Ephraim Lane, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**Offers in excess of £800,000**

- Chain free
- Close to Tooting Bec Common



A great sized 4 bedroom house on a popular but quiet residential road sandwiched between Streatham High Road and Tooting Bec Common. The property would be ideal for a buyer wishing to put their own mark on their home and it is situated on a corner plot. There is a separate bathroom, WC and 3 large double rooms. The fourth bedroom is still of good size if utilised appropriately. The home not only offers side access to the garden, which again, could do with some maintenance but also leads on directly from the kitchen and dining area. The property is located close to Henry Cavendish School and Streatham & Clapham Girls School. Streatham High Road offers a wide variety of shops, restaurants and bars. The property is also situated within walking distance of Tooting Bec Common, Streatham Hill Station and Balham. The property is being sold with no onward chain.


# Mount Ephram Lane

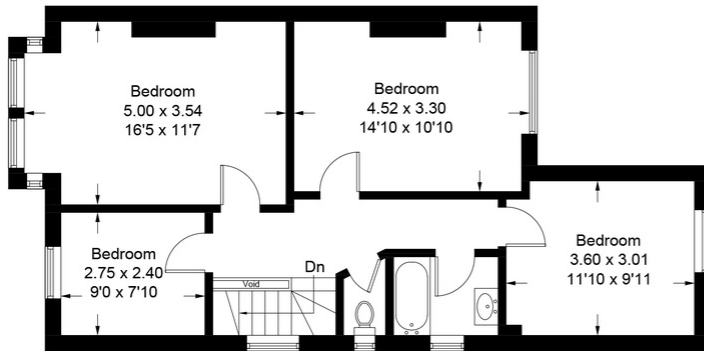
Approximate Gross Internal Area (Excluding Void) = 144.7 sq m / 1558 sq ft

Reduced Headroom = 1.4 sq m / 15 sq ft

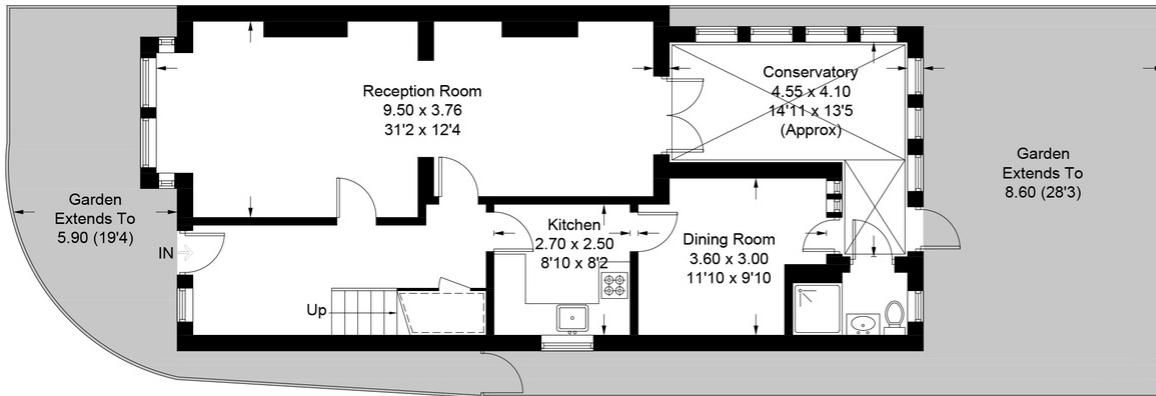
Total = 146.1 sq m / 1573 sq ft



 = Reduced headroom below 1.5m / 5'0"

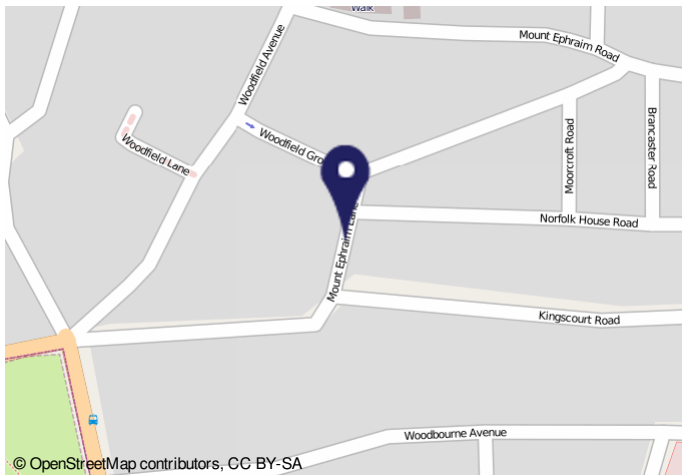


**First Floor**



**Ground Floor**

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. (ID571789)



**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.