

## Woodfield Avenue, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£1,150,000**

- **Lovely family home - over 2000 sq ft**
- **Magnificent West facing garden - approx 40 metres in length**



A spacious and light, four double bedroom two bathroom, semi-detached house with side access on one of the premier roads in the area. The accommodation, spanning over 2000 sq ft, features double reception room, conservatory, kitchen-breakfast room and cloakroom with the four bedrooms and two bathrooms on the first floor. There is huge potential for extension on the ground floor at the rear, into the loft for two further bedrooms and bathroom and possibly a garden studio all subject to necessary consents. Outside is a large front garden, drive and attached garage with magnificent, lawned west-facing rear garden stretching an impressive 40 metres. Woodfield Avenue is close to some excellent private and state schools, moments from Tooting Bec and a short walk to Streatham Hill Station.

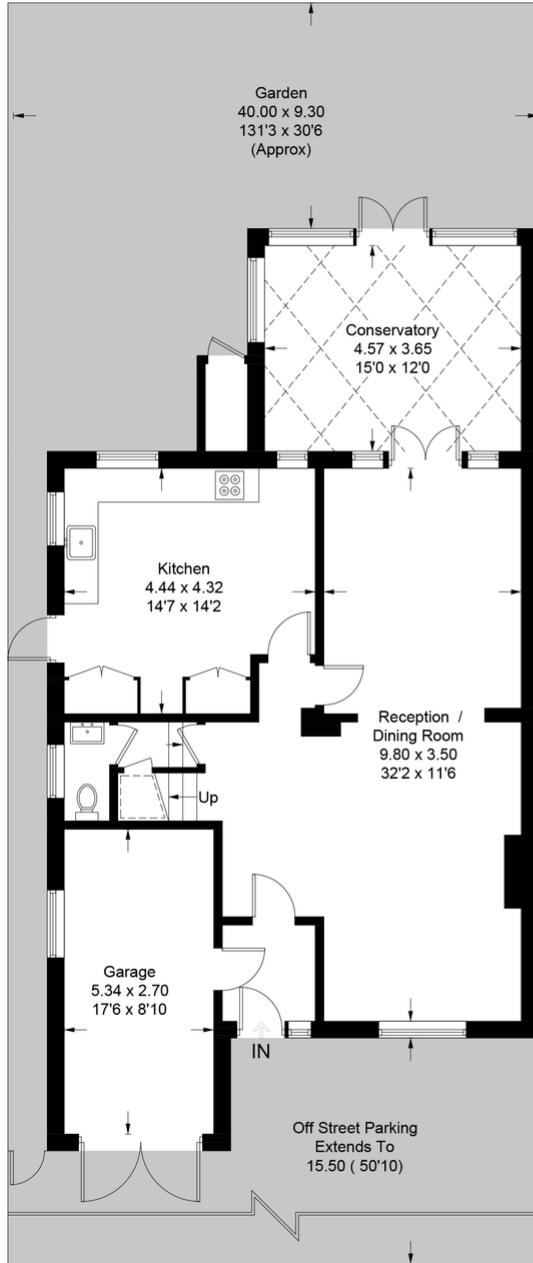
# Woodfield Avenue

Approximate Gross Internal Area = 187.5 sq m / 2019 sq ft

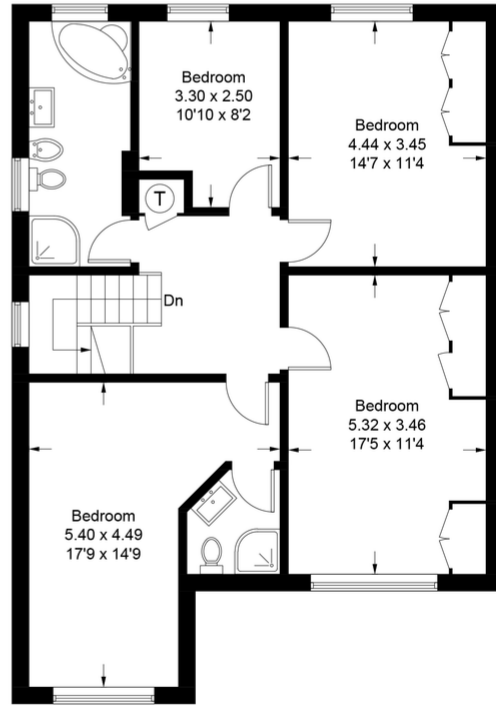
Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 188.1 sq m / 2025 sq ft

(Excluding External Cupboard)



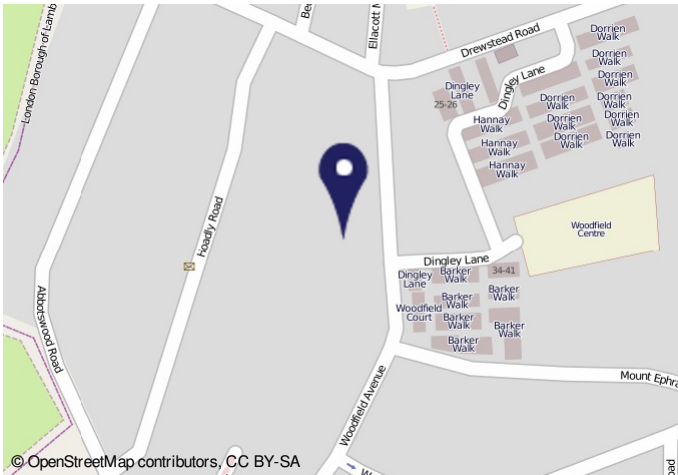
= Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First 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. (ID766760)



## Energy performance certificate (EPC)



**Property type**  
Semi-detached house

**Total floor area**  
175 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply to the rental of properties with low energy efficiency.  
[Read the guidance for landlords](#)

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy performance](#)

**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.