

## Pinfold Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£1,400,000**

- Six bedroom Edwardian semi-detached house
- Very large and mature south-facing garden



This wonderful Edwardian semi-detached house has six bedrooms all of excellent proportions. The ground floor comprises two beautifully appointed receptions with wonderful period features and an extended kitchen, dining room opening to conservatory that looks over the lovely, sunny south-facing garden. At the front of the house there is parking for a number of cars, with the excellent shops, bars and restaurants of Streatham High Road a short walk away. National rail services can be easily accessed at Streatham and Streatham Hill offering great routes in to the City and West End.

# Pinfold Road

Approximate Gross Internal Area = 281.3 sq m / 3028 sq ft

(Excluding Reduced Headroom)

Cellar = 14.6 sq m / 157 sq ft

Reduced Headroom = 8.1 sq m / 87 sq ft

Total = 304 sq m / 3272 sq ft



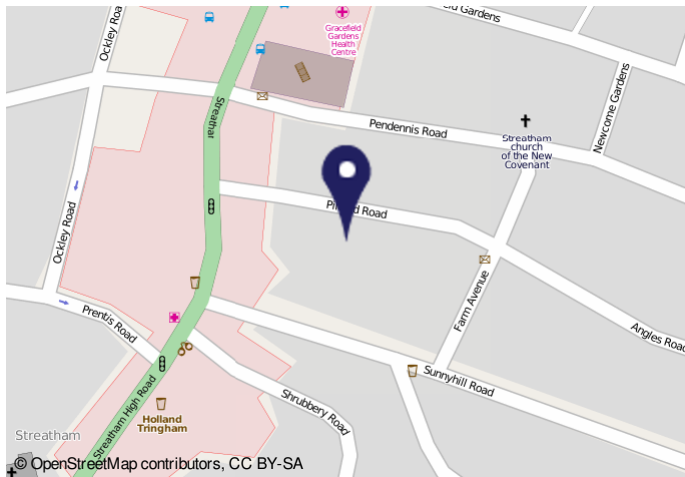
Cellar

Ground Floor

First Floor

Second 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. (ID695199)



### 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.