



**STREATHBOURNE ROAD, LONDON, SW17**  
£1,900,000

**Carter Jonas**

# STREATHBOURNE ROAD, LONDON, SW17

Immaculate three-bedroom c. 2,780 sq. ft home, with a 45 ft south-westerly garden, located in the desirable Heaver Conservation area, off Balham High Road, with the Common at the end of the road.

This beautiful and unique property unfolds over two floors of a grand Victorian house, built by renowned architect, Edward Heaver and comprehensively remodelling by the current owner. The property is perfectly situated within the Heaver Conservation Area, amongst the grand Victorian terraces and wide, tree-lined streets that define this sought-after enclave.

The impressive entrance hall has the original door, with decorative stain glass insets and tessellated floor. Inside, a palette of muted tones and natural materials have been used throughout the property, creating a calming aesthetic and a clever sense of cohesion. The bright double reception rooms, with their light wash herringbone flooring, benefit from a large bay window and fantastic ceiling heights and dividing doors which provide flexibility to this grand space. When open, the ground floor flows seamlessly through to the show-stopping open plan kitchen/living room. From here, floor-to-ceiling doors open out to the garden, blurring the boundary between inside and out. A feature window offers a seating area overlooking the garden and these, combined with two large roof lights, ensure the space is flooded with natural light. In the kitchen itself, bespoke cabinetry is topped by a Carrara marble worktop, and houses a host of integrated appliances.

The tranquil south-west facing landscaped garden, has a generous Indian Limestone patio, leading to the lawn, where a mature tree forms a canopy at the back of the garden, allowing for shade on a hot summer's day. A summer house, perfect for storage or as a studio, completes the space. Back inside, a chic guest cloakroom and storage cupboards are tucked away in the hallway.

Fantastic volumes have been achieved on the lower ground floor, which is flooded with natural light and, according to the owner, cool in summer and warm in winter. It houses a large gym/media room, large enough to provide rehearsal space for a band or a choir! Three double bedrooms, a laundry room and large storage room are also located on this floor. The luminous principal suite has French doors onto a courtyard, leading up to the garden, and is complete with dressing room and stylish en-suite bathroom. A second double bedroom also has French doors onto the courtyard, with its own bathroom across the hallway. A third generously proportioned double bedroom is complete with en-suite bathroom and again, fantastic ceiling heights. A laundry room and large storage room complete the accommodation.

Streathbourne Road runs between Balham High Road and Elmbourne Road. The property is conveniently positioned for the pubs, restaurants, shops and cafes of both Balham, Tooting Bec, Wandsworth Common and Tooting. The Wheatsheaf and Little House Balham, Soho House Members' Club, are both excellent local haunts. Tooting Bec Common, with its Art Deco Lido, running track and tennis courts and Wandsworth Common are within easy reach. Tooting Bec Tube Station (Northern Line) is 0.3 miles, Balham Tube Station (Northern Line) and Overland Station to Victoria Station via Clapham Junction is 0.6 miles. For avid cyclists, The Cycle Superhighway 8 to the City is located on Balham High Road at the end of the road.

## AMENITIES

- Three Double Bedrooms
- Two Ensuite Bathrooms
- One Family Bathroom
- Balham Location
- Private 45 Sq Ft South-West Facing Garden
- Balham Location
- Share of Freehold
- No Onward Chain

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** C





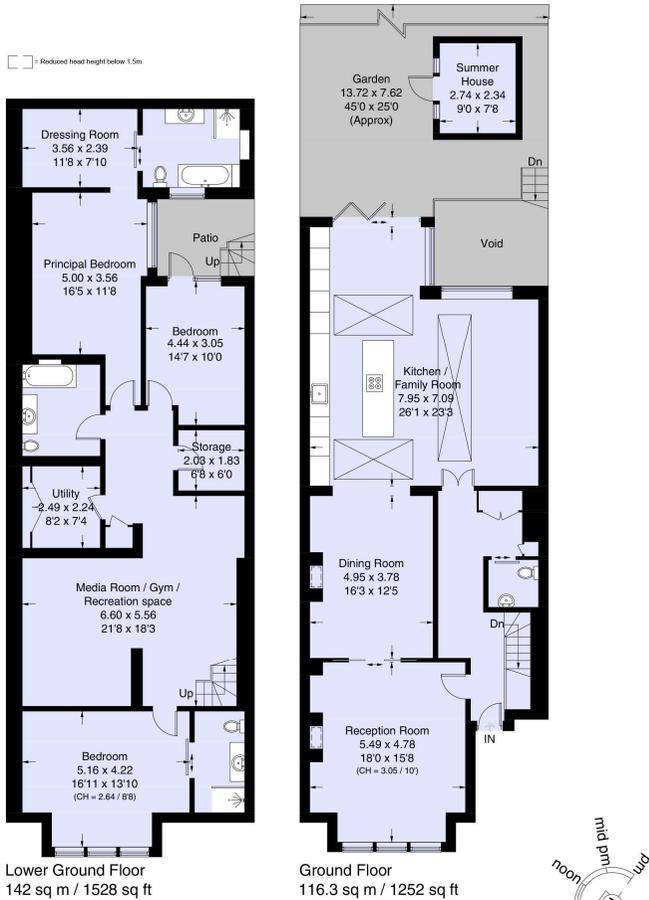
# Streathbourne Road, SW17

Approximate Floor Area = 258.3 sq m / 2780 sq ft

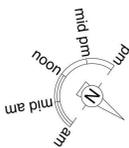
Summer House = 6.5 sq m / 70 sq ft

Total = 264.8 sq m / 2850 sq ft

Including Limited Use Area (1.3 sq m / 14 sq ft)



This marketing 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.



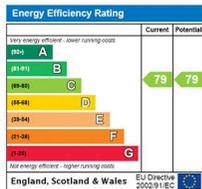
# Carter Jonas

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