



FARM AVENUE, LONDON, SW16  
**£875,000 FREEHOLD**

## CHARACTERFUL DOUBLE-FRONTED VICTORIAN HOME WITH A WEST-FACING GARDEN AND FANTASTIC POTENTIAL IN STREATHAM

### DESCRIPTION:

This charming double-fronted Victorian semi-detached home presents a rare opportunity for buyers seeking a property with both character and potential. Boasting three well-proportioned bedrooms, including a principal suite with an en-suite shower room, the home is spacious and full of promise. The ground floor offers a bright front reception room, a generous second reception room, and a recently fitted modern kitchen, creating a fantastic space for entertaining. While certain areas have been updated, others await a creative touch, making this an ideal project for those looking to add their own style. A standout feature is the west-facing rear garden, perfect for enjoying the afternoon and evening sun. With period features throughout, high ceilings, and excellent proportions, this home has all the makings of a stunning family residence. Situated close to Streatham and Streatham Common stations, as well as excellent local amenities, parks, and sought-after schools, this is a fantastic opportunity to create a dream home in a desirable location.

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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**TOTAL: 1390 sq. ft, 129.1 m<sup>2</sup>**  
 GROUND FLOOR: 643 sq. ft, 60 m<sup>2</sup>, FIRST FLOOR: 526 sq. ft, 49 m<sup>2</sup>, SECOND FLOOR: 171 sq. ft, 16 m<sup>2</sup>, LOW CEILING: 50 sq. ft, 4 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 281 sq. ft, 26 m<sup>2</sup>,

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure: Freehold**

**Council Tax Band: E**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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