



BROADLANDS CLOSE, SW16  
£1,100,000 FREEHOLD

## A RARE 1960S MODERNIST GEM WITH A LARGE SOUTH FACING GARDEN IN STREATHAM HILL

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

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### DESCRIPTION:

A rarely available 1960s modernist house, centrally located just moments from Streatham Hill station and the wealth of amenities on Streatham High Road. This charming home features three double bedrooms, a dining room, and a reception room with patio doors leading to a well-tended, south-facing 70ft garden. The interior also includes a fitted kitchen, a ground floor WC, an upstairs bathroom with a separate WC, and a garage providing off-street parking. Notable highlights of this property are the original parquet flooring, a feature fireplace, a lean-to, and a driveway/front garden. There is also scope for further enhancement with potential for a rear and loft extension (STPP). Perfectly positioned, this house is surrounded by vibrant local shops, independent cafés, restaurants, gyms, a cinema, and a library. The new M&S Foodhall, Tesco Local, and numerous independent shops are just outside. Both Tooting Bec Common and Streatham Common are nearby, offering plenty of green spaces. Additionally, Brixton tube station is a short bus ride away, with a bus stop conveniently located just a stone's throw away

### AT A GLANCE

- Rarely available 1960s modernist house
- Moments from Streatham Hill station
- Three double bedrooms,
- Double reception/dining room
- South-facing 70ft garden
- Original parquet flooring, fireplace
- Potential for rear extension (STPP)
- Near shops, cafés, and amenities

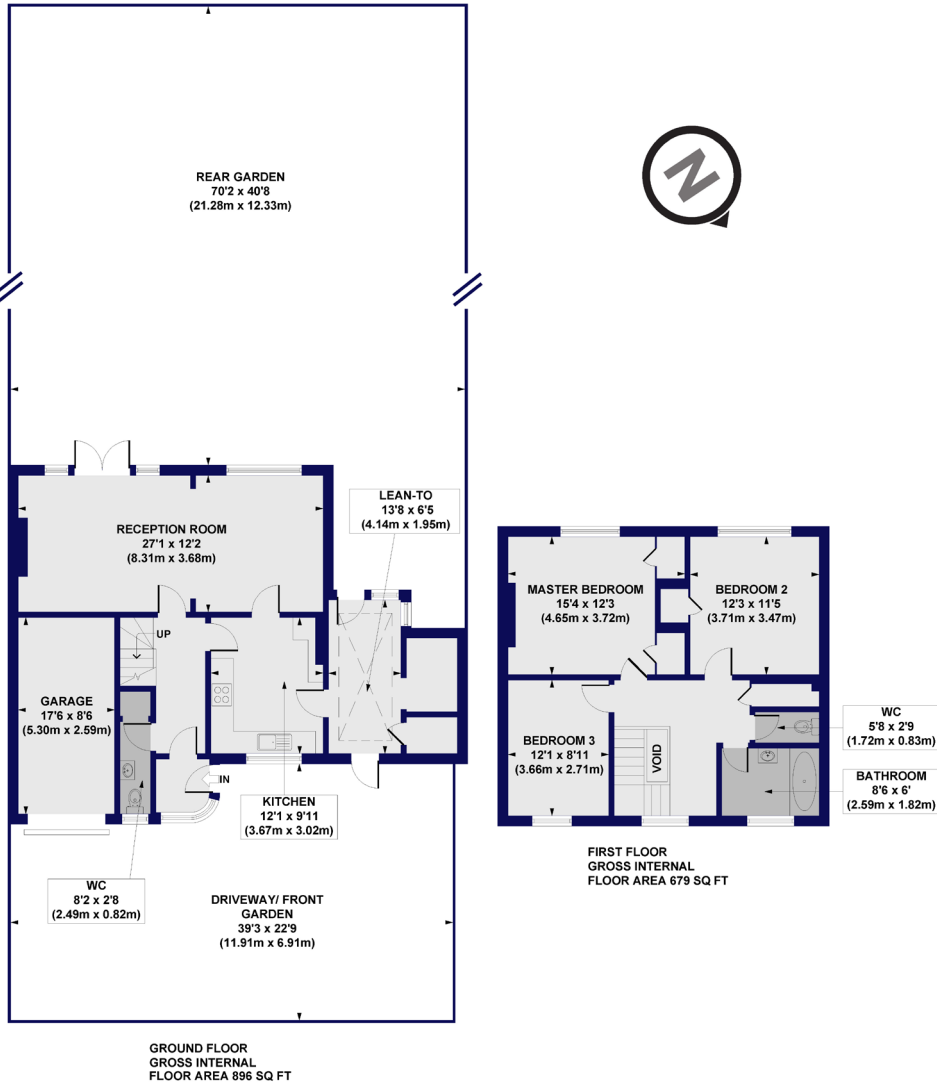




# Broadlands Close, SW16

Approx. Gross Internal Floor Area 1575 sq. ft / 146.36 sq. m (Including Garage)

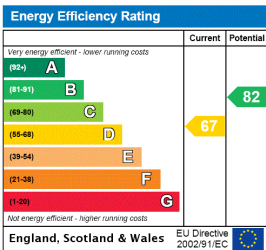
Approx. Gross Internal Floor Area 1415 sq. ft / 131.43 sq. m (Excluding Garage)



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 CP Creative. 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.

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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:** F

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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