



COLMER ROAD, SW16  
**£895,000 FREEHOLD**

**BEAUTIFULLY PRESENTED FAMILY HOME WITH A STUNNING  
OPEN-PLAN LIVING AREA AND PRIVATE GARDEN**

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION

Nestled in a peaceful residential street just off Streatham High Road, this beautifully presented four-bedroom family home effortlessly blends contemporary style with period charm. The house is thoughtfully designed for modern living, boasting a generous layout across three floors.

At the heart of the home is an exquisite open-plan kitchen, dining, and reception space—an inviting area ideal for entertaining. The kitchen is a true showstopper, featuring exposed brickwork, sleek worktops, and integrated appliances, while the striking skylights and bi-fold doors flood the space with natural light, seamlessly connecting to the garden. The parquet flooring downstairs adds warmth and elegance, complementing the stylish décor throughout.

Upstairs, the well-proportioned bedrooms offer versatility, perfect for growing families or those in need of dedicated home office space. The principal bedroom is a tranquil retreat with ample storage, and the bathrooms are finished to a high standard.

The private rear garden is a perfect oasis, featuring a decked area, patio, and lawn—ideal for summer gatherings or quiet relaxation. Additionally, the property benefits from excellent transport links via Streatham Common and Norbury stations, offering easy access to Victoria and London Bridge, while the nearby green spaces and vibrant local amenities enhance the appeal of this fantastic home.





**Winkworth**

TOTAL: 1500 sq. ft, 139.4 m<sup>2</sup>  
 GROUND FLOOR: 701 sq. ft, 65 m<sup>2</sup>, FIRST FLOOR: 468 sq. ft, 43 m<sup>2</sup>, SECOND FLOOR: 270 sq. ft, 25 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 122 sq. ft, 11 m<sup>2</sup>, GARDEN: 357 sq. ft, 33 m<sup>2</sup>, PATIO: 156 sq. ft, 14 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

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.