



SHRUBBERY ROAD, SW16  
**£1,100,000 FREEHOLD**

**A CHARMING AND SPACIOUS DETACHED VICTORIAN HOME  
WITH A GENEROUS GARDEN AND ABUNDANT CHARACTER**

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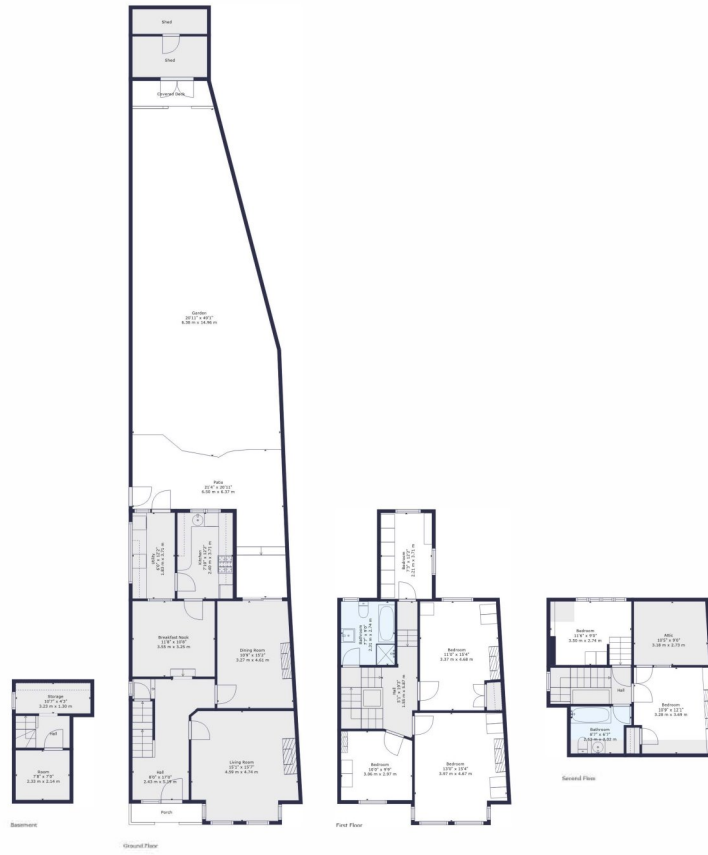
## DESCRIPTION

This substantial detached Victorian home offers an abundance of space, character, and versatility. This impressive home features a grand front reception room, a formal dining room, and a bright breakfast room leading to a separate, well-appointed kitchen. A utility room, basement storage, and ample built-in storage throughout enhance practicality.

The spacious private garden serves as an urban retreat, complete with a rear storage shed and side access for added convenience. The home's generously proportioned bedrooms, along with its two bathrooms, cater to modern family living while preserving the period elegance of the property.

Streatham Ice Rink & Leisure centre, the Library and Cinema are close by and the property is near many large supermarkets including the new Aldi, Marks & Spencer Food Hall and the 24 hour Tesco superstore. Shrubbery Road is located off Streatham High Road (A23 London to Brighton) and as such it is within easy reach of the City and West End via Streatham/Streatham Hill stations. The Rookery Gardens and cafe/microbrewery (protected by English Heritage) are a short walk away across the beautiful common.





**TOTAL: 2144 sq. ft, 199.2 m2**

**EXCLUDED AREAS:**  
 SHED: 102 sq. ft, 9 m2, PORCH: 27 sq. ft, 2 m2, DECK: 40 sq. ft, 4 m2,  
 GARDEN & PATIO: 1,107 sq. ft, 102.8 m2, ATTIC: 64 sq. ft, 6 m2



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:**

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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