



BYRON CLOSE, SW16
OIEO: £650,000 FREEHOLD

A BRIGHT AND AIRY MODERN THREE
BEDROOM TERRACED HOUSE SITUATED ON A
QUIET RESIDENTIAL CUL DE SAC CLOSE TO
STREATHAM COMMON

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

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DESCRIPTION:

This charming three-bedroom terraced house on Byron Close is situated in a lovely cul de sac and offers an ideal blend of modern living and convenience. As you approach the property, you're greeted by a neat, well-maintained garden leading to the front door, with the added benefit of two off-street parking spaces. Upon entering, you step into the spacious reception room, an inviting space perfect for entertaining and family gatherings. The modern aesthetic is enhanced by comfortable seating areas and ample natural light streaming through the large windows. Moving forward, you enter the sleek, contemporary kitchen, equipped with high-quality appliances and ample workspace and storage. The design is both functional and stylish, creating a pleasant environment for cooking and dining. Ascending to the first floor, you find the generously sized master bedroom. This bright and airy room offers plenty of space for a large bed and additional furniture, providing a peaceful retreat. The second bedroom on this floor is cosy and versatile, ideal for a child's room or a home office. The modern bathroom is fitted with high-quality fixtures and exudes a clean and elegant design. Continuing up to the second floor, you discover the third bedroom. This versatile space can serve as a guest room, home office, or playroom, benefiting from good natural light and privacy. An additional WC on this floor adds convenience. The rear garden is an inviting outdoor space, perfect for relaxation and activities. It features a studio building currently used as a gym, offering additional utility and flexibility. Located near both Streatham (Thameslink) and Streatham Common train stations, Byron Close provides easy commuter links to London Victoria, the City, and the West End. The area boasts several excellent local pubs, bars, and restaurants, as well as multiple supermarkets, a Post Office, and other useful shops. The nearby leafy spaces of Streatham Common and The Rookery Gardens are popular spots for dog walkers and runners, hosting many fun public events throughout the year.

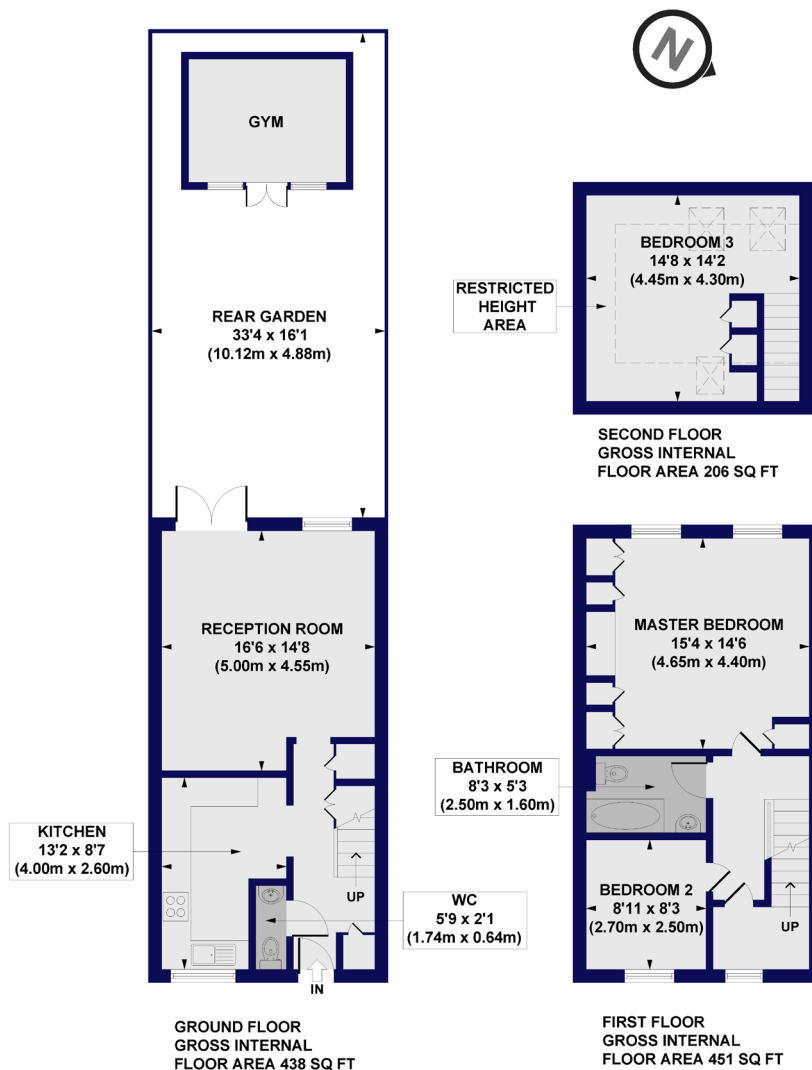




Byron Close, SW16

Approx. Gross Internal Floor Area 1095 sq. ft / 101.75 sq. m (Including Restricted Height Area & Excluding Gym)

Approx. Gross Internal Floor Area 1009 sq. ft / 93.78 sq. m (Excluding Restricted Height Area & Gym)



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: D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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