



AMBLESIDE AVENUE, SW16
OFFERS IN EXCESS OF £600,000 SHARE OF FREEHOLD

A BEAUTIFULLY STYLED THREE-BEDROOM
SPLIT-LEVEL HOME IN A CHARACTERFUL
PERIOD BUILDING MOMENTS FROM
STREATHAM'S VIBRANT HIGH ROAD

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

Winkworth

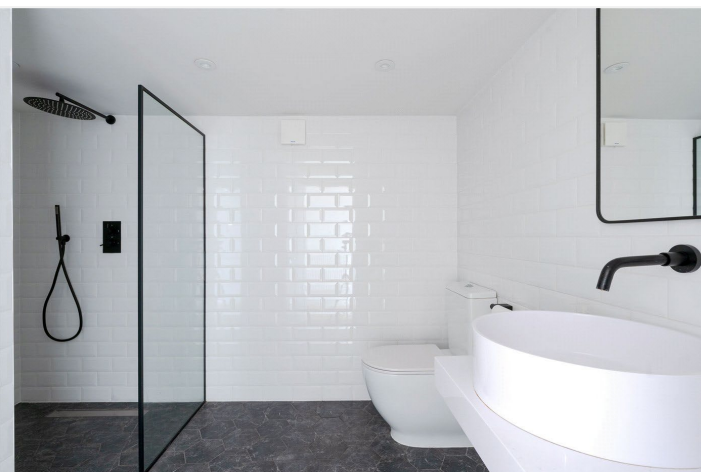
for every step...

winkworth.co.uk

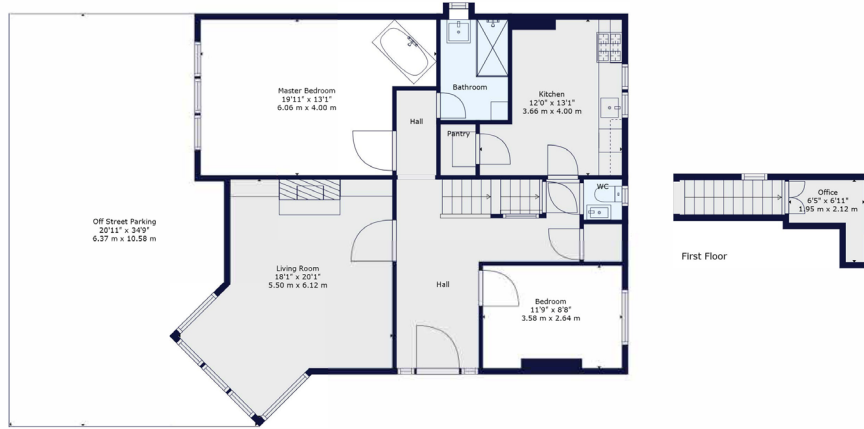


DESCRIPTION:

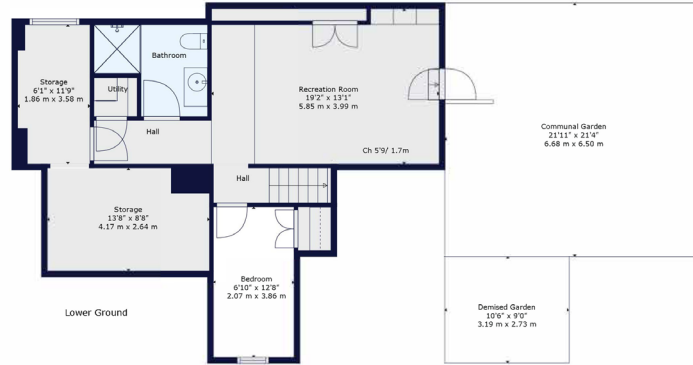
Spanning two floors, the property has been cleverly designed to balance character and modern living. On the raised ground floor, you're welcomed by an elegant hallway with original floorboards and high ceilings. At the front, the reception room is filled with natural light thanks to a large bay of stained-glass sash windows. With a decorative fireplace, bespoke shelving, and bold feature wall, it's a space that feels both homely and well-considered. The principal bedroom is positioned just behind—spacious, full of charm, and featuring another striking fireplace and original floors. A second double bedroom sits to the rear, while up a small staircase from the hallway, a separate room is currently used as a home office. Due to its compact size, it may also work well as a dressing room or quiet reading nook. A smart shower room and separate WC complete this floor. To the rear, the kitchen blends modern finishes with timeless style—think Belfast sink, wooden worktops, metro tiling, and space to dine. Downstairs, a recently converted basement level adds even more versatility, with a second lounge area opening directly to the communal garden. There's also a third double bedroom, a contemporary bathroom with matte black fittings, a dedicated utility space, and excellent built-in storage—making it ideal for guests or a more private living zone. The property also benefits from informal off-street parking for two cars (undropped curb) and access to a shared garden. Ambleside Avenue is well placed for everything Streatham has to offer. The high street's shops, cafés, and restaurants are all within easy reach, and both Streatham and Streatham Hill stations offer quick links into central London. Streatham Common and the Rookery Gardens are also close by for green space and weekend walks.







Ground Floor



Lower Ground

TOTAL: 1799 sq. ft, 167.1 m2

EXCLUDED AREAS: COMMUNAL GARDEN: 468 sq. ft, 43 m2, DEMISED GARDEN: 94 sq. ft, 9 m2, OFF STREET PARKING: 578 sq. ft, 54 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.



Winkworth

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 922 year and 0 months

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.

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



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.