



ROSEDENE AVENUE, SW16  
**£975,000 FREEHOLD**

**A BEAUTIFULLY EXTENDED FAMILY HOME WITH A  
DYNAMIC TIERED GARDEN IN STREATHAM HILL**

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## DESCRIPTION

Tucked away on the charming Rosedene Avenue, this stunning five-bedroom family home seamlessly blends period charm with modern living. Thoughtfully extended and meticulously maintained, it offers a warm and inviting space designed for both relaxation and entertaining.

The heart of the home is the open-plan kitchen and dining area, a bright and sociable space where French doors open onto a decked terrace, overlooking the picturesque tiered garden. This seamless indoor-outdoor connection makes it perfect for summer dining and family gatherings. A downstairs WC adds to the convenience of the ground floor.

The first floor hosts two well-proportioned bedrooms, both filled with natural light, alongside a smaller office room, ideal for working from home or as a nursery. A stylish family bathroom serves this level, complementing the home's modern convenience.

Ascending to the top floor, the loft conversion has been transformed into a stunning primary suite, complete with an en-suite bathroom, ample eaves storage, and a Juliet balcony, providing a private and airy retreat.

The rear extension serves as a versatile studio space, currently used as an office but easily adaptable as a fifth bedroom, guest suite, or creative space. It benefits from its own shower room and has direct side access, offering excellent flexibility for multi-generational living or independent use.

Situated just a short distance from Streatham Hill station, with direct links to London Victoria in 17 minutes and Tulse Hill station (Thameslink) is an 18 minute walk away. Furthermore, there are two fantastic schools within a 5 minute walk from Rosedene Avenue. Both Streatham and Tooting Bec Commons are a short walk away, providing an excellent balance of vibrant city living and suburban tranquillity. Local shopping, dining, and leisure amenities are also conveniently close.







**TOTAL: 1751 sq. ft, 163 m2**  
 GROUND FLOOR: 965 sq. ft, 90 m2, FIRST FLOOR: 472 sq. ft, 44 m2, SECOND FLOOR: 314 sq. ft, 29 m2  
 EXCLUDED AREAS: DECK: 67 sq. ft, 6 m2, PATIO: 255 sq. ft, 24 m2, BACK GARDEN: 313 sq. ft, 29 m2, SHED: 43 sq. ft, 4 m2, LOW CEILING: 22 sq. ft, 2 m2, EAVES STORAGE: 122 sq. ft, 11 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

**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.

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