



BALDRY GARDENS, SW16
£675,000 FREEHOLD

SPACIOUS PERIOD HOME WITH ENDLESS POTENTIAL IN PRIME STREATHAM LOCATION

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DESCRIPTION:

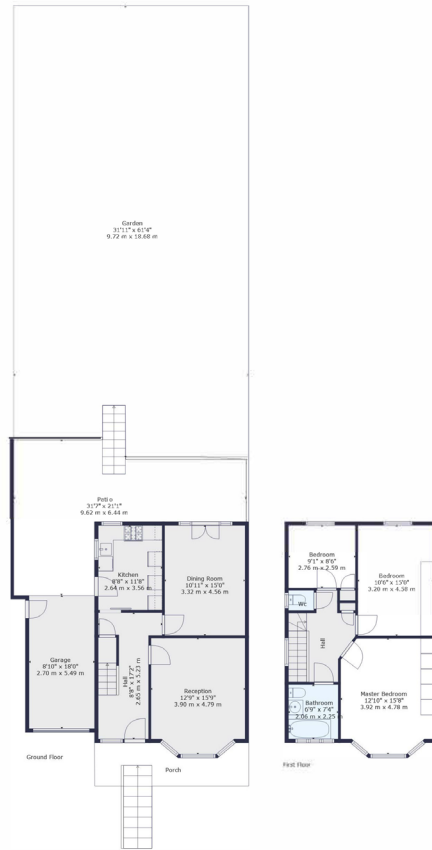
Set on a sought-after residential street, this characterful semi-detached house offers excellent potential for modernisation, providing a blank canvas for those seeking to create a personalised family home.

The property features two spacious reception rooms with bay windows, adding charm and natural light, alongside a generously proportioned kitchen overlooking the rear garden. Additional benefits include off-street parking and a private garage, perfect for storage or further development. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. Original period features add to the property's unique character. Positioned off Streatham High Road (A23), this home is ideally located for transport links at Streatham Common, Streatham (Thameslink), and Norbury Stations. The Rookery Gardens, Streatham Ice Rink & Leisure Centre, and convenient shopping at Sainsbury's and 24-hour Tesco superstore are all nearby.

Offered chain-free and with potential to extend (STPP), this is an exciting opportunity to reimagine a classic home in a prime London location.







TOTAL: 1091 sq. ft, 102 m²

**GROUND FLOOR: 587 sq. ft, 55 m², FIRST FLOOR: 504 sq. ft, 47 m²
 EXCLUDED AREAS: PORCH: 139 sq. ft, 13 m², PATIO: 433 sq. ft, 40 m², GARDEN: 1905 sq. ft, 177 m²,
 GARAGE: 161 sq. ft, 15 m², UNDEFINED: 11 sq. ft, 1 m², HALL: 88 sq. ft, 8 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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