



FERRERS ROAD, STREATHAM SW16
GUIDE PRICE £850,000 FREEHOLD
Contact: Samuel Estates 020 8090 9000


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Lettings & Sales

A charming Victorian family home in the highly sought after Ferrers Triangle. Boasting four bedrooms, two bathrooms and a range of modern features, this residence offers a perfect blend of character and contemporary living.

Upon entering the property, you are greeted by a delightful entrance hall that sets the tone for the rest of the home. To the right of the hallway, you will find the front reception room and a spacious dining room. The reception room exudes elegance with its feature fireplace and abundant natural light streaming through the bay windows. The dining room provides a comfortable space for entertaining guests or enjoying family meals. Towards the rear of the property, a modern kitchen awaits, complete with built-in appliances and a mini breakfast bar. Double doors from the kitchen lead out to the well-manicured south facing garden, offering seamless indoor-outdoor flow and an ideal space for outdoor dining and recreation.

On the first floor, you will find three generously proportioned bedrooms, providing ample space for family members or guests, as well as a family bathroom, featuring modern fixtures and fittings. Taking the final flight of stairs to the top floor, you will be greeted by the impressive master bedroom, complete with built-in wardrobes. The master bedroom is complemented by a modern ensuite shower room, providing a luxurious touch and ensuring convenience and privacy.

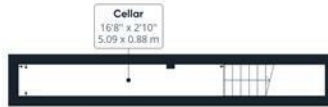
Ferrers Road offers excellent access to an array of amenities. Within walking distance, you will find numerous pubs, independent coffee shops, and restaurants, catering to various tastes and preferences. Several large supermarkets provide convenient shopping options, while a nearby leisure centre and Streatham common offers recreational activities for the whole family. Transport links in the area are superb, with Streatham and Streatham Common stations offering quick and convenient connections to Victoria, London Bridge, and the Thameslink service

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1481.59 ft²

137.64 m²

Reduced headroom

48.49 ft²

4.50 m²

(1) Excluding balconies and terraces

 Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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