



samuel estates  
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HEYBRIDGE AVENUE, STREATHAM COMMON SW16  
GUIDE PRICE £900,000 FREEHOLD  
Contact: Samuel Estates 020 8679 9889

  
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Lettings & Sales

Samuel Estates is proud to offer to the market this charming Victorian semi-detached family residence is situated along a picturesque road that runs alongside Streatham Common Park. Positioned conveniently close to Rookery Gardens and Streatham Common Station, this property boasts four bedrooms, off-street parking, and a spacious private garden. Moreover, the house offers excellent potential for expansion and value enhancement.

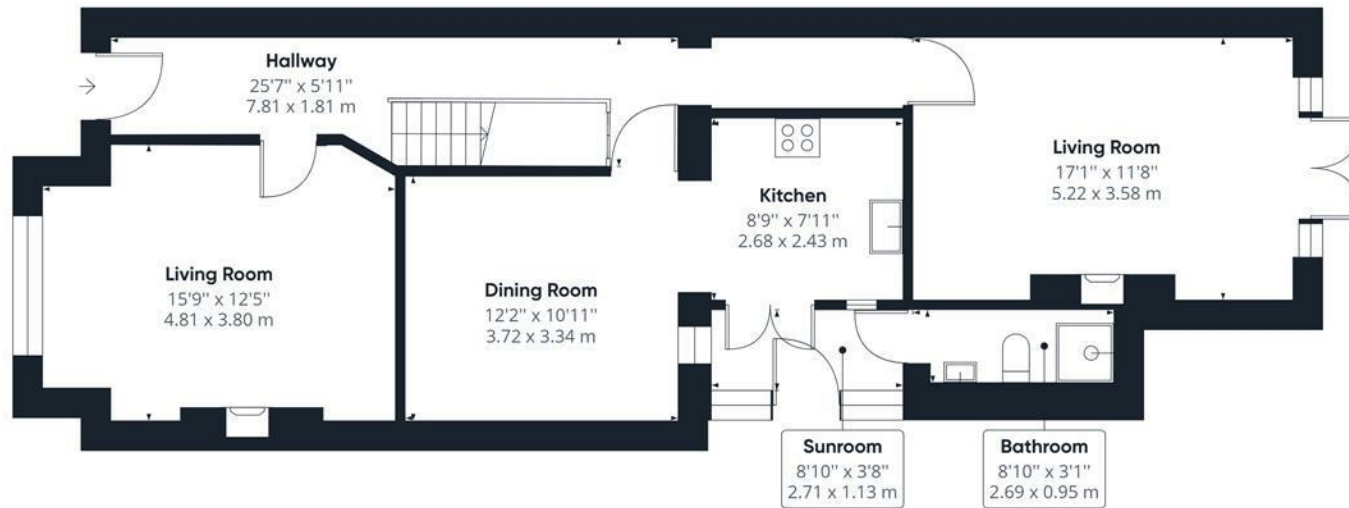
Located on Heybridge Avenue, a broad, tree-lined street branching off from Streatham Common, this location is nestled within a peaceful conservation area. It's just a stone's throw away from the main conveniences of Streatham High Street, encompassing the Streatham Hub leisure centre, an array of restaurants, bars, cosy cafes, and two sizable supermarkets. The residence also enjoys proximity to the expansive green spaces of Rookery Gardens and Norwood Grove. The local transportation options encompass Streatham, providing rapid connections to London Bridge, and Streatham Common, offering routes to Victoria via Clapham Junction.

Offered Chain Free.



Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these sales particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any distances, measurements or areas are approximate. The text, photographs and plans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>84</b>	
	<b>55</b>		<b>55</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

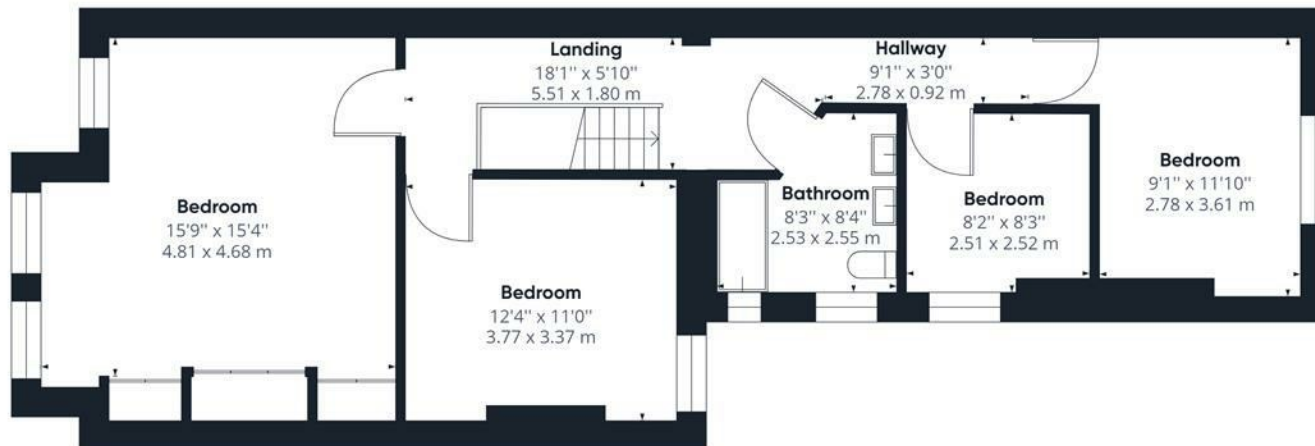


Ground Floor

Approximate total area<sup>(1)</sup>

1573.32 ft<sup>2</sup>

146.17 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





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