# Woodbourne Avenue, SW16

£1,800,000 Freehold

2032 sq ft (189 m$^2$) • 5 bedrooms • 2 bathrooms • 3 reception rooms • kitchen • dining room • garden • EPC: E

Douglas &Gordon

Douglas & Gordon are proud to present this fabulous five bedroom family house with large garden and off street parking. This home is smartly presented with spacious rooms arranged around a large, welcoming entrance hall. There are five double bedrooms and two bathrooms and the loft has the potential to be converted into further accommodation.

The ground floor has three reception rooms and has lots of natural light and the rear rooms overlook the garden. Within easy reach are the high street shops bars and restaurants and also Tooting Bec common which after a short walk will find you in Balham and the underground station.

5 bedrooms

2 bathrooms

3 reception rooms

kitchen

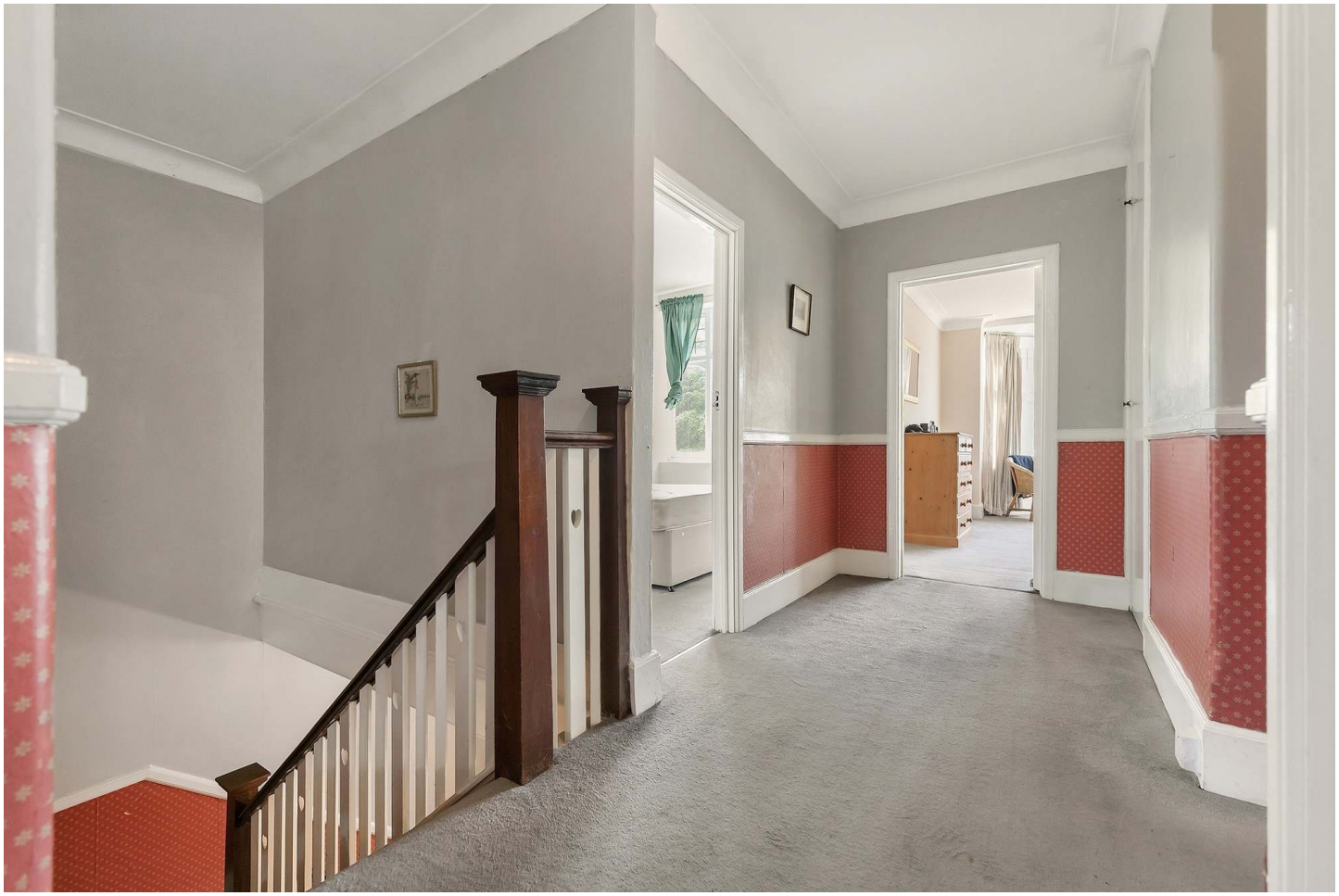
dining room

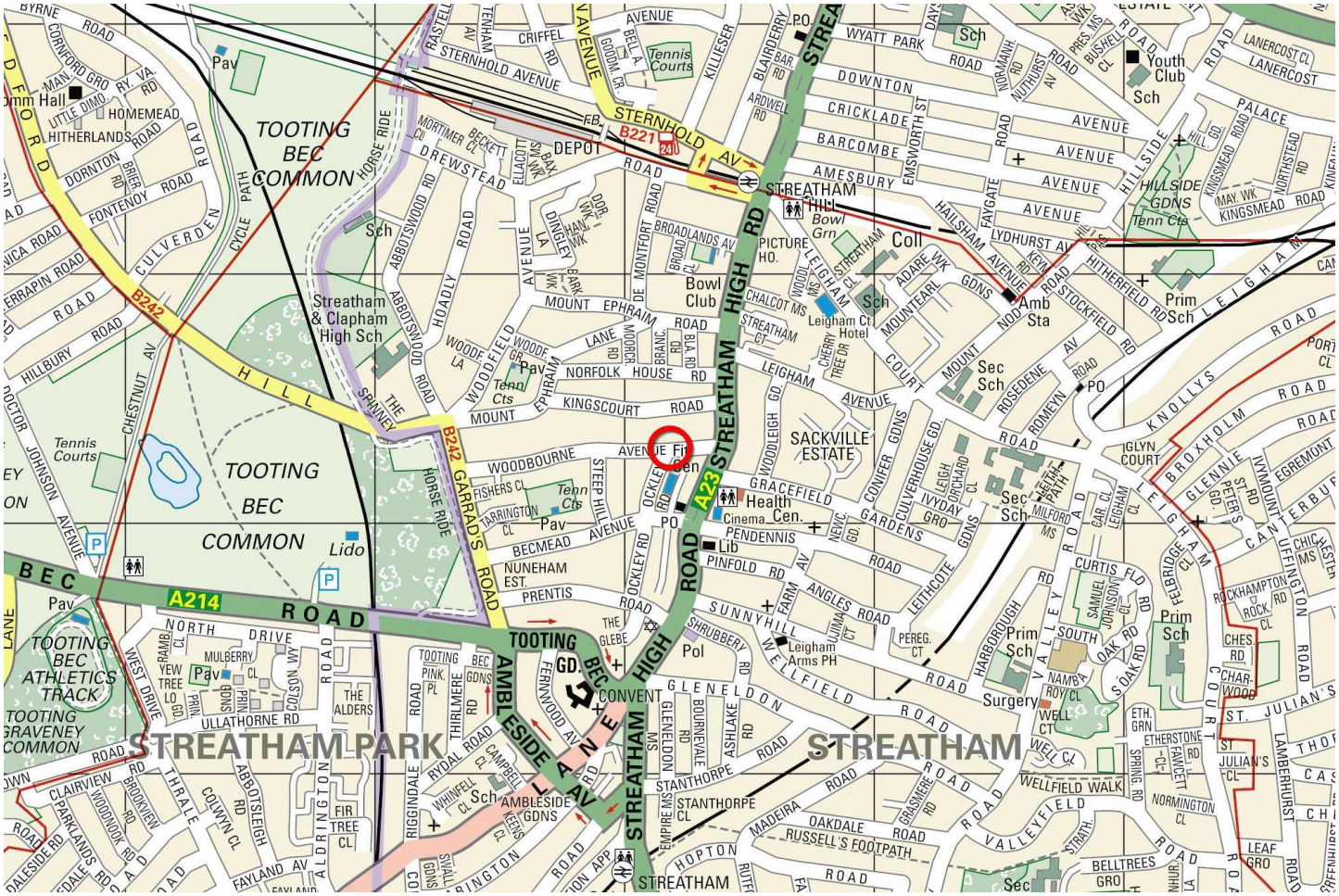
garden

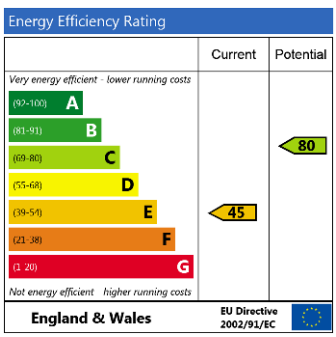
EPC: E

## Good to know

Nearby station: Streatham Hill
570m (7 mins) (Line of sight)
Gross floor area: 2032 sq ft (189 $m^2$)
Local authority: Lambeth
Council tax band: F






* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

# Approximate gross floor area: 2032 sq ft (189 m²) Includes Cellar or Storage Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

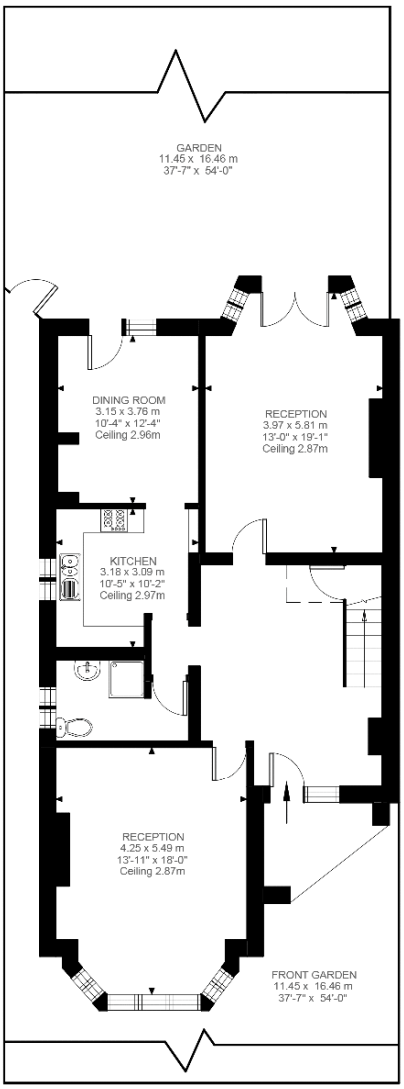
As defined by RICS code of measuring practice

London Stock Photography

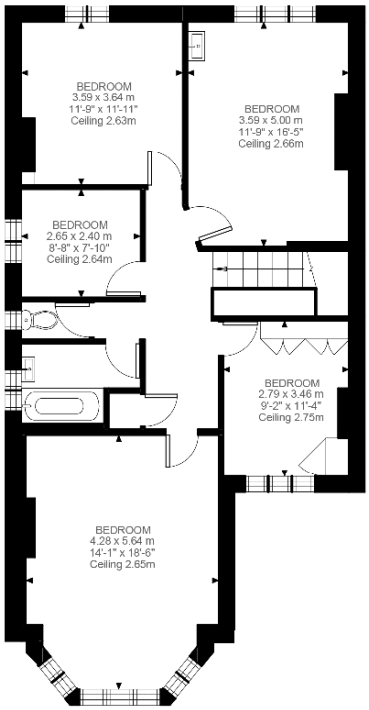
This floorplan is representative and for illustrative purposes only. The measurements provided are approximate only and not to scale. They should not be relied upon by any party. Prospective purchasers or tenants are advised to carry out their own survey if they require reliable measurements. No responsibility is taken for any error, omission, misstatement or use of data shown.
Details Prepared: 19 May 2022

## Woodbourne Avenue, Streathem, SW16

APPROXIMATE GROSS INTERNAL (LIVING) AREA
188.81 SQ.M / 2032 SQ.FT




GROUND FLOOR
1022 SQ.FT / 94.93 SQ.M




FIRST FLOOR
1011 SQ.FT / 93.88 SQ.M

Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.

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