

T: +44 (0)1303 474101  
M: +44 (0)7875 001499  
E: mattryde@grahamjohn.com



[www.grahamjohn.com](http://www.grahamjohn.com)



GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Fireplaces and features

are highlights in a wonderful family home



## The Details

Living room  
Dining room  
Garden room  
Kitchen  
Ground floor bedroom  
Wetroom  
3 main bedrooms  
Bathroom  
Attic room  
Garden  
Fabulous fireplaces  
Charming features  
Photovoltaic cells  
Income generated

# Instantly Charming

and full of delight . . .

There's so much to marvel at when you first walk through this lovely home. It's allure is not just the fabulous fireplaces but also all you can do nearby.

It is so easy to understand why this has been such a happy family home, it encourages you to enjoy a game the moment you enter the front door. Here's your first challenge, how many fireplaces can you discover here? They're beautiful ones too! As you walk around stop and look at some of the other features, pause to admire a door, the weight and design of the original ones are fantastic. A plate rack or decorative ceiling work will also catch your eye as will beautiful coloured glass panels. We've distracted you from your purpose haven't we! Step back and look at the rooms, there are plenty of them and all are unique. The sitting room stands out straight away, look at the built-in cupboard beside the fireplace, lovely isn't it. Walk into the bay; why is it a fraction narrower than the main room? Pop back to the hallway and you'll realise why, nothing ground breaking but just a little detail that helps ensure this home will be memorable, fun.

The glass fan light panels between the dining room and garden room will captivate, don't forget to look around you, to get a sense of the space here and imagine time spent enjoying the room, be it for a quiet personal moment or with friends and your family.

This is somewhere that has grown with the owners and their family.

A ground floor extension has added a room that can be a bedroom, with a wet room off it, this becomes a perfect place for a family member who needs such great facilities and, for anyone who may work from home, it may become a treatment room or an office space if you wanted, it's close to the kettle if that is how you use it.

Upstairs and the landing hides another little surprise, when the kids were younger they had their own 'secret passage', what magical adventures did they imagine here? Take a peek and see if you can find it.

The family are all grown up and flown the nest now, for our clients a new adventure awaits and the time to move has finally come.

After wandering around this Edwardian style house



Where does the archway lead?



Every room has a special feel



you'll understand why it is so hard to move on, the opportunity awaits for a new family to make special memories here, ones that will be memories of light flooding in through gorgeous windows and skylights, of charm and of intrigue.

Explore the attic room, a great space to use for playing in, there's access to eaves storage so it is a room that can be much more than an attic store.

Outside, the garden is somewhere you'll enjoy too, a patio area to sit and chat, friends can come through the side gate and join you.

Colour will welcome the seasons as plants appear and unfurl their leaves and petals through the year. There's space for a couple of nice sheds at the bottom of the garden, all important storage and work space if you want to make use of it.

Set within Streatham Lodge Conservation area you also can step out to wander nearby Streatham Common and you must take time to saunter through the delightful Rookery, a Grade II listed area that provides super grounds of around two and a half acres.

Once an early eighteenth century house stood here, now you can enjoy what was a kitchen garden and 'The White Garden', there is a former orchard and Victorian Terrace from which to enjoy the view. This is one of Lambeth's twelve Green Flag Award winning parks. On the edge of it, looking across Streatham Common is The Rookery Cafe.

Streatham Common Station is around one mile and provides a regular train service to London Victoria in under twenty-five minutes. London Bridge is an easy journey too. You can choose to use Streatham station as well or Norbury, they're within an easy walk and there is a fabulous bus service around the area.

As an additional bonus for the new owners, in 2011, our clients installed PV cells on the roof, we understand these generate around 1kwh and have been returning a yearly income of around £750.00.

It's easy to see why homes here are popular and why we think this one is so special.

**This home is available for viewing by appointment through Graham John Estate Agents.**

**+44 (0)1303 474101**

**Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)**

**[www.grahamjohn.com](http://www.grahamjohn.com)**



Each room has a unique character



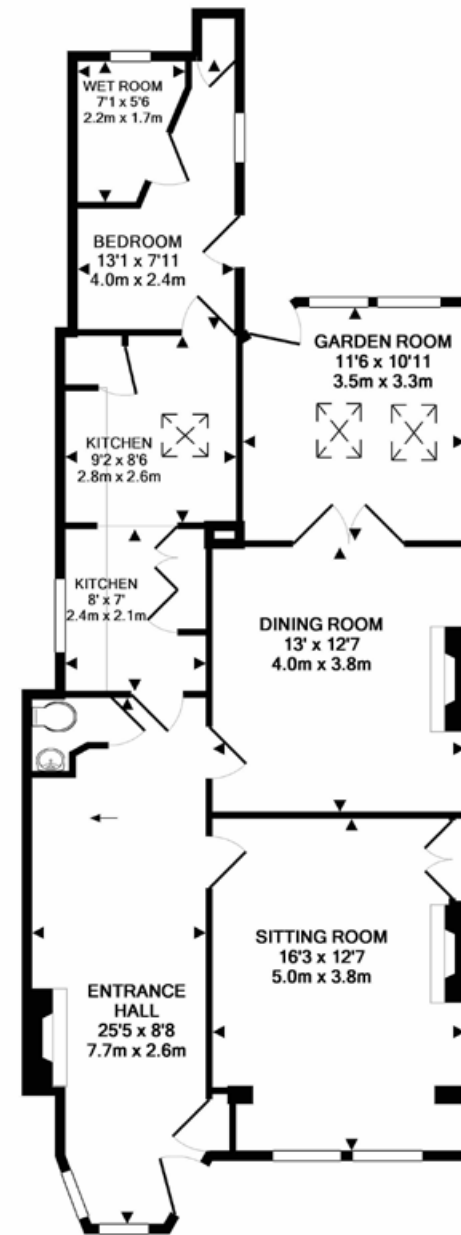




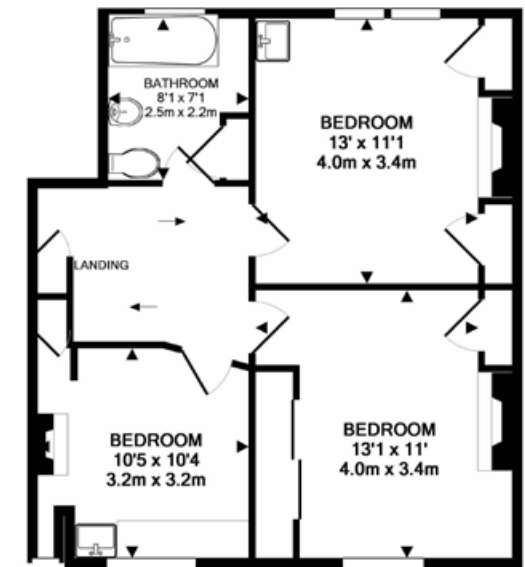
*The kitchen seems to stretch on and is a surprisingly easy space to work in, very practical and with a larder cupboard still.*

There are windows everywhere and the impression you get is of light and space. There's so much to take in you can miss some of the delightful features the first time around. Certain ones are unmissable like the delightful glass panels between the dining room and the garden room

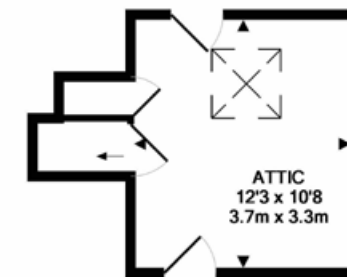




GROUND FLOOR  
APPROX. FLOOR  
AREA 930 SQ.FT.  
(86.4 SQ.M.)



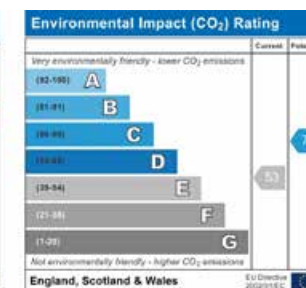
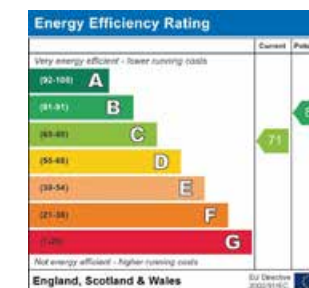
1ST FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)



ATTIC  
APPROX. FLOOR  
AREA 151 SQ.FT.  
(14.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1654 SQ.FT. (153.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018



Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested and services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Solar panels on the roof and that velux serves the attic room



*Whether you use it as a ground floor bedroom, as an office or a treatment room the layout of this house makes it easy to be flexible. Visitors can come round the side if you want privacy.*

With space for some sheds at the bottom of the garden it is pleasantly surprising to see how much formal garden there is. It's a brilliant space for a family and wonderful for those with green fingers.

However you choose to use the garden it is sure to be an important part of enjoying life here ■

*If you have designs on the garden, how lovely to sit on the patio and plan what you will do.*