



Knollys Road SW16  
£1,150,000

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# In general

- Charming period home
- Five bedrooms
- Four bathrooms
- Kitchen/diner
- Two/three reception rooms
- Large garden room
- Large 125ft garden

# In detail

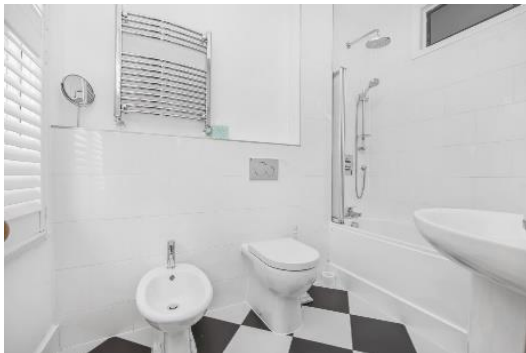
Pedder are delighted to offer for sale this larger than average, five-bedroom period house available for sale on the popular Knollys Road, SW16.

This charming four storey period home boast over 2,300 Sq. ft of internal space which is neutrally decorated throughout with a host of original features. This property comprises four bedrooms plus a study, two en suite bathrooms with a further family bathroom and downstairs shower room, fully fitted kitchen/diner, two/three reception rooms, utility room and 125 ft garden which is mainly laid to lawn with shrub borders.

This property is ideally located between the transport hubs of West Norwood, Tulse Hill and Streatham Hill for easy access into central London and the City via London Victoria and London Bridge - as well as a host of bus connections. Within walking distance to Dunraven school, rated outstanding.

Excellent bars, independent coffee shops and local amenities including the Picture House Cinema on Norwood Road and the Streatham Hub leisure development.

EPC: D | Council Tax Band F



# Floorplan

## Knollys Road SW16

Approximate Gross Internal Area

Basement = 52.3 sq m / 563 sq ft

Ground Floor = 53.8 sq m / 579 sq ft

First Floor = 53.6 sq m / 577 sq ft

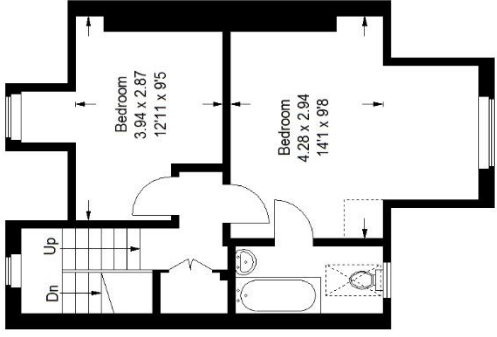
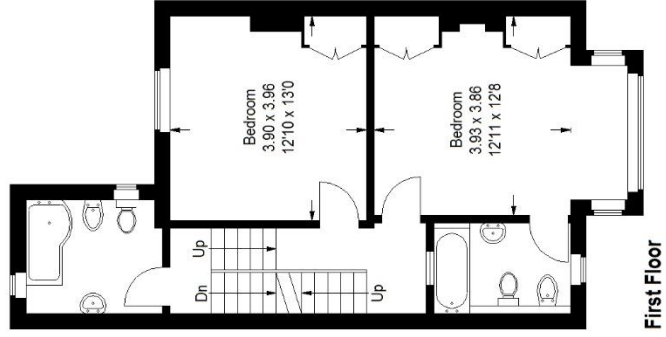
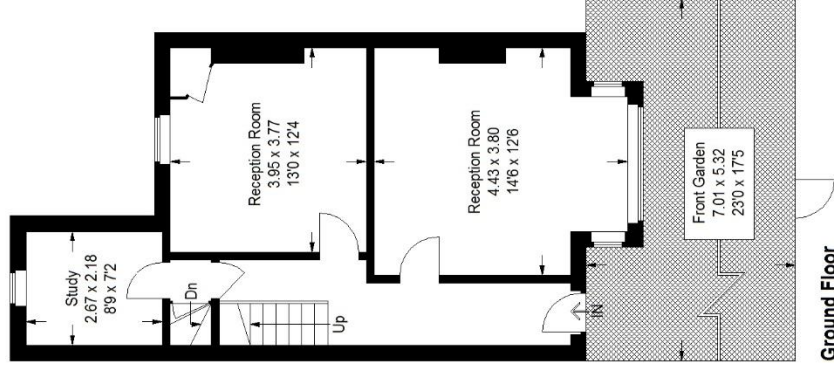
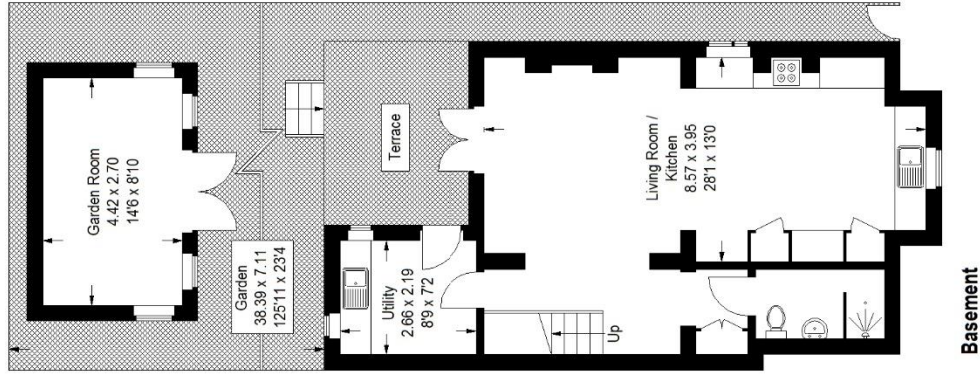
Second Floor = 41.8 sq m / 450 sq ft

Garden Room = 12.2 sq m / 131 sq ft

Total = 213.7 sq m / 2300 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	83   B
39-54	E		
21-38	F		
1-20	G		

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