





# St. Julian's Close, London SW16

Guide Price £995,000 Freehold

Large 4 Bed Family Property

## Description

This is a great, comfortable and traditional four bedroom bay fronted family property in an exclusive residential close of just 11 properties within easy walking distance of Streatham Common and with more than enough space (in excess of 1950 sq ft) for the larger family and within walking distance of the highly regarded Julian's Junior and Nursery School, with a number of other popular schools nearby.

The spacious accommodation has been enhanced and extended over time and now comprises four bedrooms, two bathroom/shower rooms, an extended triple aspect ground floor living space in excess of 45ft conveniently and sensitively separated into a lounge, dining area and further comfortable sitting area. There is a further living room currently used for recreation and television.

This is an adaptable property particularly for those who wish to or need to work from home

To the rear there is an exceptional and spacious garden with patio and steps down to the main lawned area enhanced by a separate large paved area with plenty of space for entertainment functions and children to play.

To the front there is a driveway to accommodate two vehicles together with a garage to the side.



St Julian's Close is conveniently located for Streatham Common and the Lidl and Tesco Metro stores at Crown Point. There is a range of local amenities both in Streatham and West Norwood together with travel options from Streatham Hill and West Norwood rail stations.

No matter the circumstances, little gems arise presenting an unexpected opportunity. This is such an opportunity. Please call 020 8761 1828 or 07922 422 478 to arrange an immediate viewing or email [simon@simonward.london](mailto:simon@simonward.london)

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Council Tax Band: F (Lambeth)  
Tenure: Freehold

**Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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