



E14Properties LTD

SALES PARTICULARS

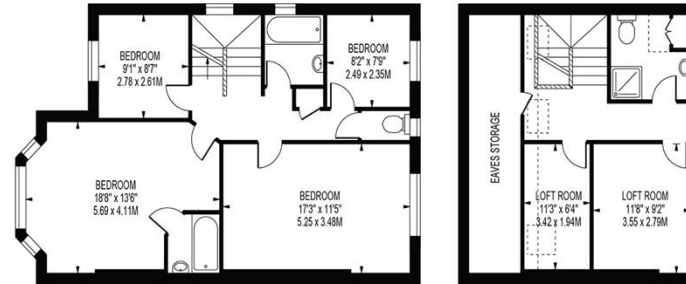
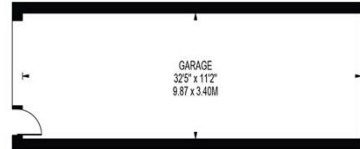
- ▶ Property
- ▶ Description
- ▶ Floor Plan
- ▶ EPC

£1,250,000



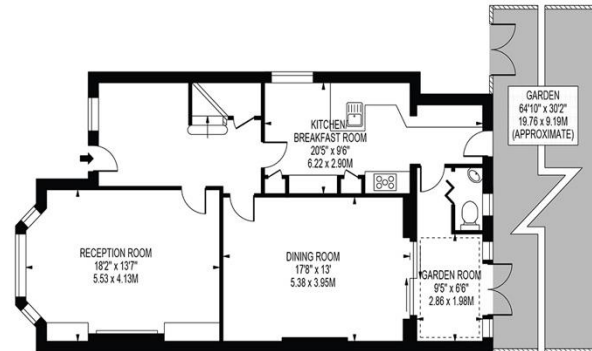


PENDENNIS ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 2144 SQ FT - 199.14 SQ M
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 163 SQ FT - 15.15 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 361 SQ FT - 33.56 SQ M



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Property Description

- ▶ E14 Properties LTD are pleased to present this rare to market 5-bedroom house. Offering a lot of potential for a discerning buyer to create their own footprint.
- ▶ A decent sized footprint (194sqm / 2144 Sq Ft) offering multiples receptions, front lounge and back of house lounge, Kitchen dining area. 5 spacious bedrooms, a main bathroom with the main bedroom housing an ensuite bathroom.
- ▶ The house has a loft build out with potential to modernise.
- ▶ The house is, in need of some modernisation as such presents itself as valuable minor project for buyers. Using the floorplan as a guide as to what can be achieved in this house, a visit is truly recommended to see the potential this house has to offer.
- ▶ Location of the property is in very close to the local amenities, bars, restaurants and a variety of shops.
- ▶ Extensive choice of schools and a great hub for transportation links in and out of London.
- ▶

Property Detail

- ▶ Freehold Property
- ▶ In need of slight modernisation
- ▶ Offering a lot of potential to either extend STPP
- ▶ Great opportunity to personalise
- ▶ Property newly rewired – CAT7 data cabling
- ▶ Close to local amenities
- ▶ Great surrounding schools
- ▶ Family feel
- ▶ Must be seen

Property Features

- ▶ Great Location : SW16 – Streatham London
- ▶ Great space footprint – Potential for development (STPP)
- ▶ House has been rewired and installed CAT 7 data cabling throughout the house. This system supports home automation and provides reliable data points reducing the need to rely on Wi-Fi.
- ▶ Opportunity to customize / further modernise
- ▶ Complete refurbishment of the front reception room, featuring bespoke panelling, built in units and shelves with led lighting, and contemporary wall rads. In addition, the fireplace was changed from gas to open wood fire
- ▶ Redesigned entrance and hallway, with bespoke custom panelling, created a bench area from Belgian oak railway sleepers for a stunning seating area, and storage solution as well as coat plus bag hanging spaces.
- ▶ Close to local amenities
- ▶ Off street parking / Residents permit required (attainable from the the council)
- ▶ No planned major works in the area
- ▶ Easy access to major transportation road and rail routes

Floor Plan

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EPC –

ENERGY RATING – E

VALID UNTIL – 16 SEPTEMBER 2029

CERTIFICATE NUMBER – 8906-1666-2629-0797-8113

PROPERTY TYPE – SEMI DETACHED

TOTAL FLOOR AREA - 194 SQ METRES

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