



Glencairn Road, London SW16 5DF

welcome to **Glencairn Road, London**

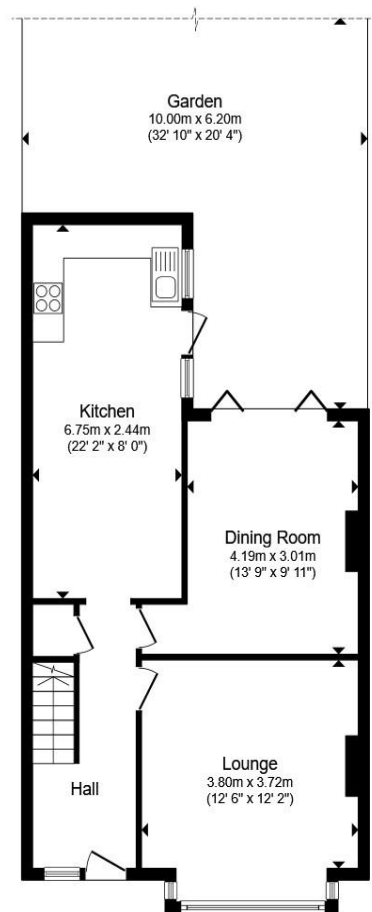
The property combines generous room sizes, character features and a practical layout, making it an ideal home for growing families or those seeking flexible accommodation.

The property opens into a spacious entrance hall leading to a well-balanced layout. To the front, a bright lounge with a large bay window provides a comfortable living space, while an additional reception room offers further flexibility as a dining room or sitting room. To the rear, a generous kitchen/diner provides ample space for cooking, dining and relaxing, with direct access to the garden, creating a sociable hub for everyday living.

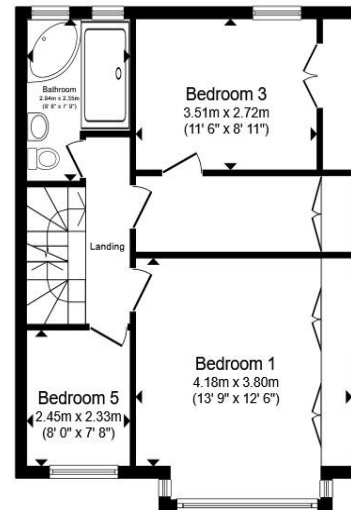
The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom, along with a versatile third bedroom ideal as a study or nursery, and a family bathroom. The top floor features a loft conversion, offering two further bedrooms alongside a spacious four-piece bathroom, providing excellent accommodation for guests, older children or home working.

To the rear, a private garden of approximately 32ft offers a pleasant mix of patio and greenery, perfect for relaxing and entertaining.

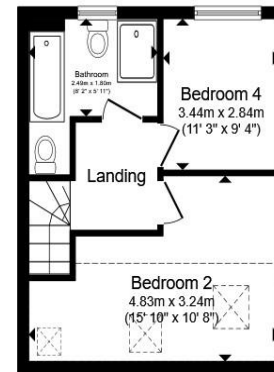




Ground Floor



First Floor



Second Floor



Location:

Glencairn Road is a desirable residential location within easy reach of Streatham and Norbury, offering a wide range of local shops, cafés and supermarkets for everyday convenience. The area is well served by excellent transport links, with nearby Streatham Common and Norbury stations providing regular services into London Victoria and London Bridge, alongside numerous bus routes connecting across South London. Families benefit from a selection of well-regarded schools and nurseries within close proximity, while the open green spaces of Streatham Common, The Rookery and Norwood Grove are all nearby, offering scenic surroundings, recreational facilities and ideal spots for walking and outdoor leisure.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 144.3 m² (1,553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Glencairn Road, London

- Five-bedroom terraced family home
- Arranged over three floors
- Approx. 1,553 sq ft of internal living space
- Two reception rooms
- Spacious kitchen/diner with room to dine and relax

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110700



Property Ref:
STM110700 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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