



3 bed terraced house to buy in

Wellfield Road, London, London, SW16
2BU

£595,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Property features

- ✓ WHEN CALLING TO ENQUIRE ABOUT THIS PROPERTY, PLEASE USE EXTENSION NUMBER 2006 WHEN REQUESTED.
- ✓ Three Bedrooms
- ✓ Open Plan Lounge / Dining Room
- ✓ Two Bathrooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

When calling to enquire about this property, please use extension number 2006 when requested.

Arranged over three levels, this three-bedroom home offers a layout with a little more character than a conventional straight-up-and-down terrace. The entrance hallway leads through to a lounge/dining room, while towards the rear is a separate kitchen/diner, giving the house two distinct spaces for everyday living and entertaining. A ground-floor bathroom adds practicality, and the kitchen level provides access out to the rear garden. Upstairs, the split-level arrangement continues: one bedroom sits off the landing alongside a separate wet room with shower, with another bedroom beyond, before a few further steps rise to the upper level where there is a double bedroom and access to the loft. The result is a flexible three-bedroom home with living space spread naturally across the different levels and the added benefit of its own outside space.

Wellfield Road sits in a particularly useful pocket of Streatham: residential enough to feel removed from the busiest stretch of the High Road, but close enough that much of day-to-day life can be done on foot. One of the most genuinely local options is Nila Café on Shrubbery Road, a neighbourhood coffee shop just around the corner that works equally well for an early coffee or an easy weekend stop. The Leigham Well on Wellfield Road itself gives the area a proper local pub within easy reach of home, while a walk towards Streatham High Road opens up a much broader choice of independent cafés, restaurants and places for an evening drink.

For food, Streatham has developed a notably strong independent scene rather than relying entirely on familiar chains. Bravi Ragazzi on Sunnyhill Road is one of the neighbourhood's established pizza restaurants and a useful option when you want dinner close to home without heading into central London. Along the High Road, Roots offers Lebanese cooking, while the wider stretch between Streatham and Streatham Hill has an increasingly varied mix of places for everything from casual midweek meals to drinks with friends. Further north, Streatham Wine House has become a destination in its own right for wine by the glass, tastings and events, while SW16 Bar & Kitchen serves from breakfast through to dinner and is also known locally as a Sunday-roast option. The Hill at the Streatham Hill end of the neighbourhood offers another traditional pub choice, with food, Sunday roasts, quiz nights and the sort of atmosphere that works as well for a quick drink as an evening with friends.

Everyday shopping is straightforward. Streatham High Road provides the usual pharmacies, convenience stores and everyday services alongside independent businesses, while Lidl offers a practical larger grocery shop. Further south there is a large Tesco Extra and Sainsbury's, useful when a weekly supermarket run is needed rather than simply picking something up on the way home. One of the advantages of this part of Streatham is precisely that balance: you can live on a comparatively quiet residential street without having to travel far for the mundane things that make a neighbourhood genuinely convenient.

Green space is another significant part of life here. Streatham Common is within easy reach and provides a large expanse of open grassland for running, dog walking, exercise or simply getting outside without leaving the neighbourhood. Climb towards the upper part of the Common and you reach The Rookery, one of Streatham's loveliest and slightly more unexpected spaces. These Grade II listed historic gardens contain ornamental ponds, planted beds, an Old English Garden, White Garden, orchard and community garden, creating somewhere that feels quite different from the open Common alongside it. It makes an easy destination for a weekend walk, particularly with the café nearby, and the combination of formal gardens and open common gives residents a choice between a quiet garden setting and much larger open space.

For a more active routine, Streatham Ice and Leisure Centre is unusually well equipped for a neighbourhood facility, with two swimming pools, a gym, fitness studios, sports hall and an Olympic-sized indoor ice rink. There are also independent gyms and studios along and around Streatham High Road, including REGEN London, while The Gym Group at Streatham station provides a 24-hour option. That makes it perfectly realistic to fit swimming, gym sessions or classes into everyday life locally rather than having to travel across London.

The location also works particularly well because different parts of south London remain easy to reach. Streatham itself has a strong identity and enough going on that there is little need to leave it for every coffee, meal or drink, but Brixton, Balham, Tooting and Herne Hill are all realistic nearby destinations by bus or cycle. Tooting brings its markets and extensive South Asian food scene into easy reach, while Brixton adds Brixton Village, the market, cinema, music venues and the Victoria line. Balham and Tooting Bec also provide access to the Northern line, giving another option when a Tube journey is more convenient than rail.

For commuting, Streatham station is the closest rail option from this part of Wellfield Road and provides useful connections towards central London, including services into Blackfriars and the Thameslink network. Streatham Hill station gives an alternative route into London Victoria, particularly useful for the West End, Westminster and connections across central London. Streatham Common station provides another rail option further south, while the extensive bus network along Streatham High Road links the area with Brixton, Clapham, Tooting and central London. Routes through the wider neighbourhood include services towards Oxford Circus, Holborn, Clapham Common and Sloane Square, making the bus a genuinely useful part of getting around rather than simply a fallback from the train.

There is also a strong sense that Streatham works as a neighbourhood in its own right. The High Road may be one of south London's longest commercial stretches, but the residential roads running away from it quickly become quieter and more domestic, and Wellfield Road benefits from sitting within that transition. Local cafés and pubs are places residents can actually use regularly, the Common and Rookery provide substantial green space, and the combination of independent food businesses, leisure facilities and fast rail connections means weekends do not automatically involve travelling elsewhere for everything.

For buyers looking for three bedrooms and a garden while still wanting a properly connected London lifestyle, the appeal here is the combination rather than any single feature: a flexible multi-level home, useful everyday amenities close at hand, independent places worth becoming a regular at, substantial green space and several practical ways of getting into and around central London. It is a part of Streatham where the essentials of daily life sit comfortably alongside the things that make an area enjoyable to call home.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Agent note: digital staging has been used on some photos purely to remove personal items from view.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £595,000

Property Type: Terraced House

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

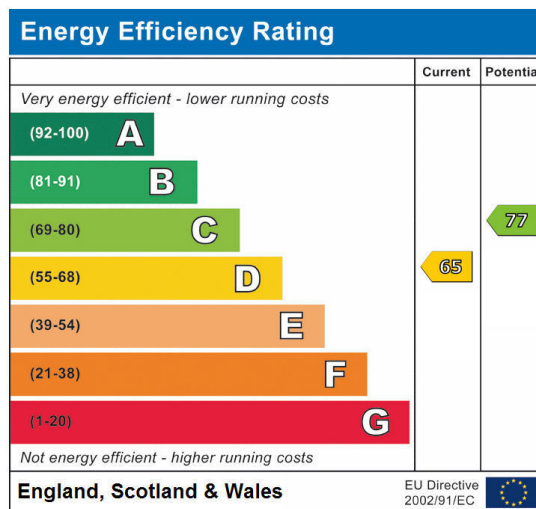
Air conditioning: No

Mobile signal coverage: Good



Total GLA: 107 m² | Total: 116 m²
 Ground floor: 49 m² (Excluded areas 9 m²)
 1st floor: 24 m²
 2nd floor: 34 m²

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Wellfield Road, London, London, SW16 2BU

Contact your local branch today for more information on this property:

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