



**Mount Ephraim Lane**  
London SW16



**RYMER IRENS**

# Mount Ephraim Lane

London SW16

With immense character & charm, this imposing, superbly well-proportioned and rather unique three storey Victorian family house (extending to 2,530 sq ft) has six double bedrooms (one of which is en suite), two elegant principal reception rooms and delightful rear and front gardens.

Mount Ephraim Lane runs off Woodfield Avenue and this particular house is situated close to the junction with Woodfield Grove. Broomwood Hall School and Streatham High School are close by, as are the wide open spaces of Tooting Bec Common (at the end of Mount Ephraim Lane). Streatham Hill and Balham High Road, each offering an excellent selection of shops, bars and restaurants, are within easy reach, as are their respective mainline stations (including the Northern Line at Balham) which provide direct access to Clapham Junction, London Victoria and London Bridge.

Entrance hall | Drawing room | Dining room | Study | Kitchen | Master bedroom with en suite bathroom | Five further double bedrooms | Two family bathrooms | Large boarded loft | Cellar | Rear garden | Front garden | 2,530 sq ft (234.9 sq m)

- Stone path, flanked by attractive flower beds, leading to the front door
- Welcoming entrance hall with original tessellated tiled floor and decorative architraves above the doors to the reception rooms
- Elegant drawing room with large square bay window and ornate ceiling mouldings
- Dining room, again with ornate ceiling mouldings & large square bay window, with ornate fireplace with decorative over mantle – a super room in which to entertain. Large opening to:
- Kitchen – with fitted wall and base cupboards & drawers, central island and two Bosch ovens, Baumatic microwave and spaces for fridge/freezer & dishwasher. Back door leading onto garden
- Impressive 22ft master bedroom with large square



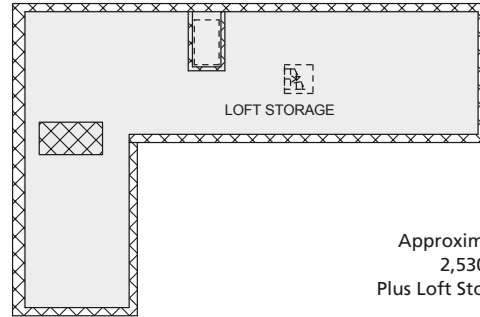
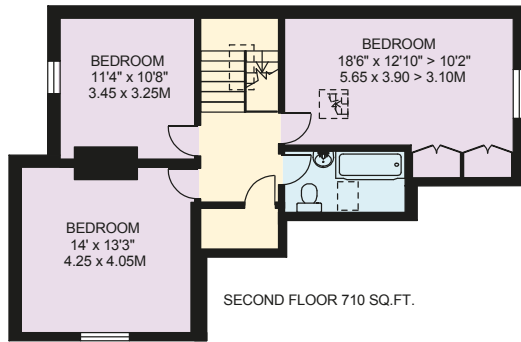
- Impressive 22ft master bedroom with large square bay window, fitted wardrobes, ornate fireplace and en suite bathroom with bath, separate walk-in shower and under floor heating
- Five further double bedrooms arranged over the first and second floors – two of the bedrooms on the top floor have particularly lovely far-reaching views
- Two family bathrooms, one on each landing
- Laundry cupboard (within the largest bedroom on the top floor) with spaces for washing machine, tumble drier and linen
- Loft hatch, with loft ladder, to large boarded loft (with light) – ideal for general storage
- Cellar, running under the entrance hall, with reasonable head height, power & light
- Two gas fired combination boilers – one for the top floor, the other for the rest of the house
- Secluded and lawned rear garden with large paved terrace, garden shed and mature ceanothus & hydrangea. Gate providing access to the front of the house and to the:
- Charming front garden, slightly elevated and set behind a mature hedge, with lawn, acer and lavender

**Tenure** Freehold

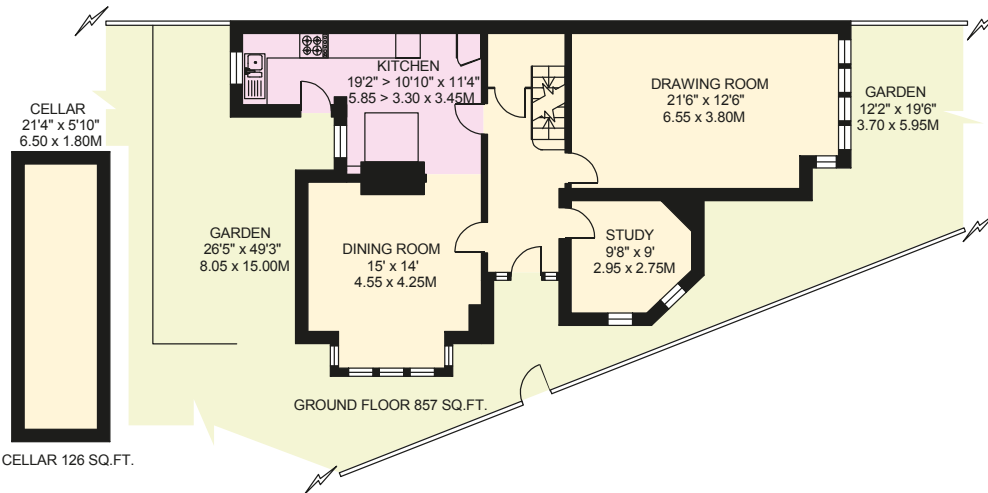
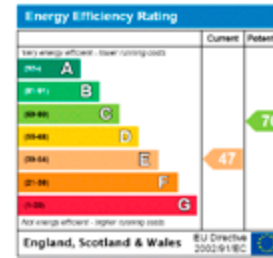
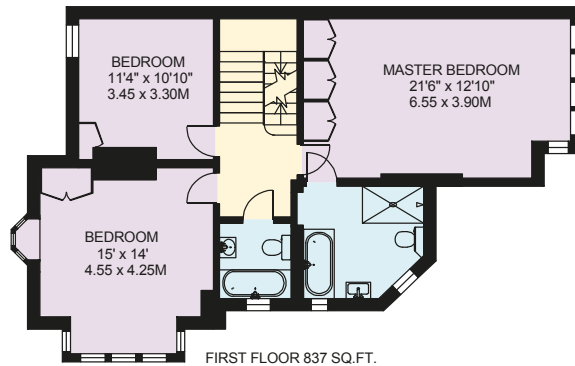
**Local Authority** London Borough of Lambeth

**Price** on Application





Approximate Internal Floor Area  
 2,530 sq ft (234.9 sq m)  
 Plus Loft Storage 462 sq ft (42.9 sq m)



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