



An immaculately presented first and second floor two bedroom Victorian flat located between the commons.

Leathwaite Road, London, SW11

Guide Price £775,000 Leasehold (Lease Expiry December 2178)



Two double bedrooms • Incredibly light throughout • Two bathrooms • Chain free • Fantastic location between the commons

Local Information

Leathwaite Road is a popular residential tree lined road, ideally situated 'Between the Commons' and close to the charming shops, cafes and restaurants on both Northcote Road and Webb's Road.

Clapham common is approximately 0.4 miles away providing over 200 acres of beautiful green open spaces including three ponds and various sporting amenities.

The area is renowned for a fantastic selection of schools, in both the state and private sector such as Belleville and Honeywell.

For Transport, Clapham Junction station is approximately 0.8 miles away offering services into London Victoria and Waterloo

About this property

This fantastic two bedroom flat boasts over 1000sqft of living space and is perfect for first time buyers.

The spacious reception room is located at the front of the property with a large bay window allowing plenty of natural light to flood the room. It also features alcove built-in shelving, bespoke cabinetry, plantation shutters and space for a large dining room table.

Adjacent to this is the second good sized bedroom with built-in storage with a bathroom and separate toilet towards the rear.

At the rear is the bright fully fitted kitchen with integrated appliances and plenty of storage space. A small breakfast bar provides another dining space.

Completing the accommodation on the second floor is the tasteful principle bedroom with fitted wardrobes, juliet balcony, en suite shower room and access to the large eaves storage.

There is also potential to extend and add a third bedroom and/or roof terrace at second floor level (STPP).

Please note the reception room furniture is CGI.

Tenure

Leasehold (Lease Expiry December 2178)

Local Authority

Wandsworth

Council Tax

Band = D

Ground Rent

Nil

Service Charge

Nil

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





**Leathwaite Road,
London, SW11**

Gross internal area (approx) 98.01 sq m / 1055 sq ft
(Including Eaves Storage)
Eaves Storage 8.83 sq m / 95 sq ft

Key :
CH - Ceiling Height



First Floor




Second Floor



Ground Floor
Entrance

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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