

LEPPOC ROAD, SW4

£1,950,000



WILFORDS  
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## LEPPOC ROAD, SW4

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2,078 SQ FT / 193 SQ M | 5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

This light and spacious Victorian family house located close to the heart of 'Abbeville Village' in Leppoc Road has been extended and refurbished to a high standard.

Arranged over a series of half landings and extending to 2,078 Sq.Ft. [193 Sq. Mtrs] this five double bedroom house has two bath/shower rooms, plus a very useful ground floor W.C.

The ground floor is ideal for entertaining, with interconnecting reception rooms which in turn flow into the beautifully appointed kitchen with an extensive range of quality fitted units with built in appliances.

The kitchen and dining area is exceedingly bright with large glazed roof panels in the side return area plus large glazed doors leading to the 52'8" (26.06 Mtrs) rear garden.

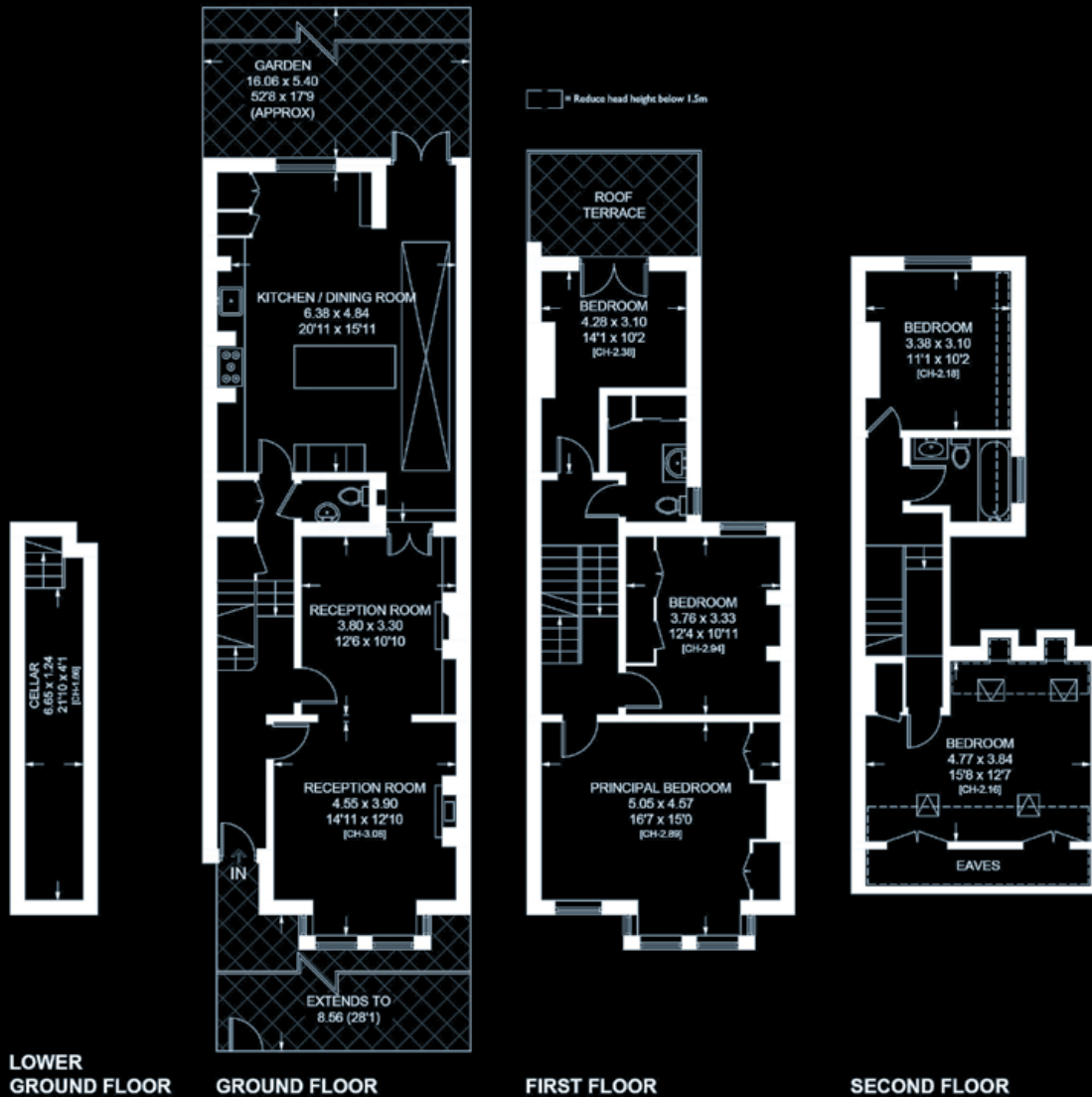
The very much larger than average east facing garden enjoys copious amounts of direct sunlight throughout the day, with a particularly attractive 'sundowners' spot hidden away at the far end of the beautiful oasis, under a vine clad pergola. Over and above, literally, is a gorgeous first floor roof terrace which is a fabulous value add in addition to the abundance of riches this fabulous home offers.

Clapham Common is one of London's largest and oldest public open spaces and has underground stations at either end (Clapham Common & Clapham South) and is a few minutes stroll from Leppoc Road. Also close by are the boutique shops, cafés, and restaurants in the vibrant 'Abbeville Village'.





Approximate Area = 180.7 sq m / 1945 sq ft sq ft  
 (Excluding Reduced Headroom & Eaves)  
 Reduced Headroom & Eaves = 12.4 sq m / 133 sq ft sq ft  
 Total = 193.1 sq m / 2078 sq ft sq ft



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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