

Lessar Avenue, SW4
Guide Price: £800,000 - £1,000,000



WILFORDS
LONDON



Lessar Avenue, SW4

£800,000 - £1,000,000

1,090 sq ft / 101 sq m

3 Bedrooms

2 Bathrooms

1 Reception Room

Kitchen

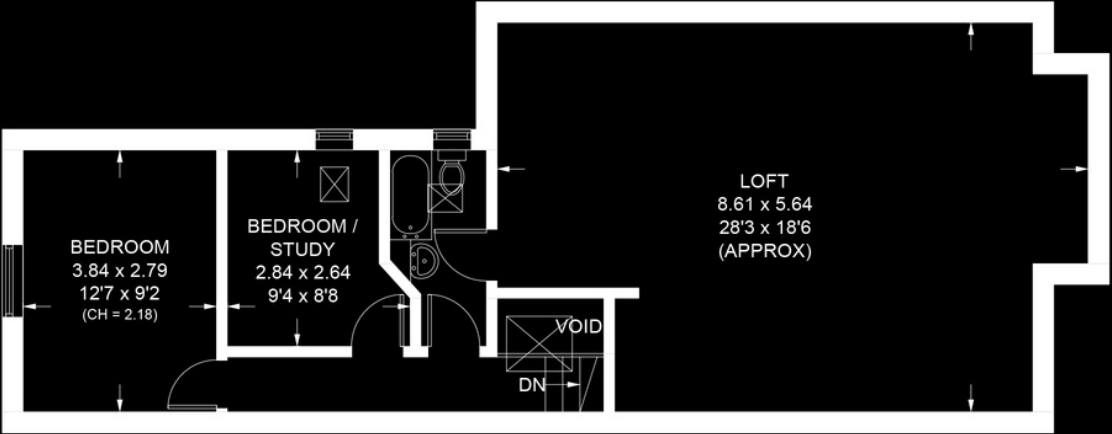
Share of Freehold

Offered chain-free and coming to the market for the first time in almost 20 years, this is a rare opportunity to acquire a share of freehold property, set within a handsome, wider than average, semi-detached, end-of-terrace Victorian house. The home is a recently renovated three-bedroom maisonette arranged over the upper floors of the building.

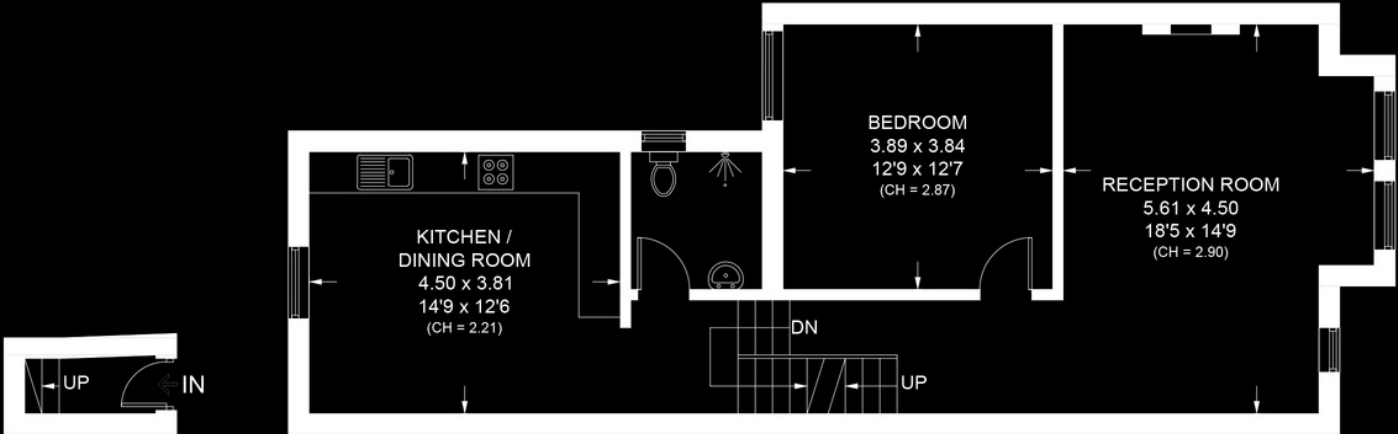
Perfectly positioned on Lessar Avenue, the property is only one minute from Clapham Common and a few minutes' walk to Clapham South underground station. This prime location offers immediate access to local cafés, restaurants, and excellent transport links across London via nearby Underground and Overground stations.



Approximate Area = 101.3 sq m / 1090 sq ft
(Including Limited Use Area = 0.8 sq m / 9 sq ft / Excluding Void)
Approximate Loft = 42.9 sq m / 462 sq ft
Total = 144.2 sq m / 1552 sq ft



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

LESSAR AVENUE, SW4

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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