

Leathwaite Road, SW11
Guide Price: £750,000 - £850,000



WILFORDS
LONDON



Leathwaite Road, SW11

£750,000 - £850,000

773 sq ft / 72 sq m

2 Bedrooms

1 Bathroom

1 Reception Room

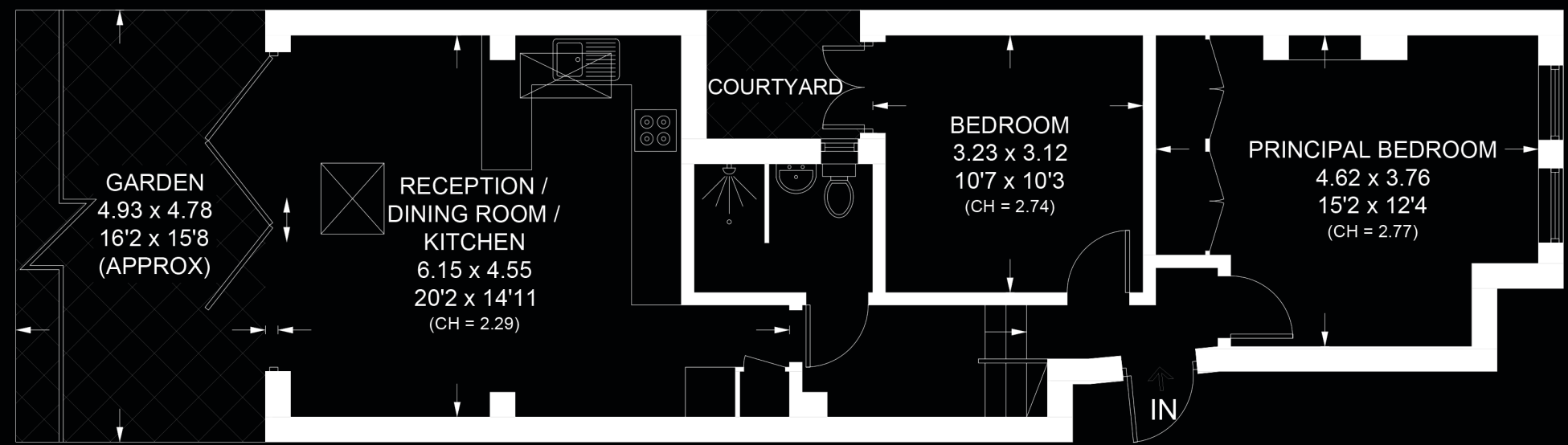
Leasehold

A well arranged garden flat set within a period building on Leathwaite Road, extending to over 770 square feet and offering a practical layout with a fabulous indoor and outdoor living space which literally adds another dimension to this beautiful home. The property centres around an open plan reception, dining and kitchen space to the rear, where bi-folding doors lead directly out to a private paved garden.

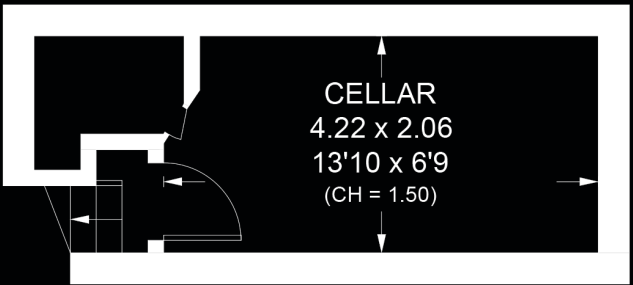
Leathwaite Road is a popular residential, tree lined street ideally positioned Between the Commons. The property is within easy reach of the independent shops, cafés and restaurants on both Northcote Road and Webb's Road. Clapham Common is approximately 0.1 miles away. Clapham South Underground station and Clapham Junction are both accessible, offering straightforward connections across London.



Approximate Area = 60.5 sq m / 651 sq ft
Basement / Cellar = 11.3 sq m / 122 sq ft
Total = 71.8 sq m / 773 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)



GROUND FLOOR



BASEMENT

LEATHWAITE ROAD, SW11

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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