

Balham

020 8675 2244
Andrewsonline.co.uk

Andrews 



Lexton Gardens, LONDON

£1,200,000

SW12

Energy Efficiency Rating: D

Well presented family home with South-East facing garden and off-street parking, located on this quiet residential road.



Lexton Gardens is a charming residential road well placed for the excellent transport options available both in Streatham Hill (trains to Clapham Junction, Victoria & London Bridge) and Balham (tube & overland trains).

This lovely house offers ample living space and a well designed layout suited for family living with a lovely South-East facing garden, a garage, off-street parking and double glazing throughout. The front of the property is paved for easy maintenance with a dropped kerb for garage and off street parking access. Inside the property, the living, dining and kitchen-breakfast rooms are all separate from one another, with an additional utility room leading to the ground floor WC and shower room. The bright living room is wood floored with a bay window and a fireplace. The dining space is also wood floored and overlooks the mature garden, which is accessed via bi-fold doors. The kitchen-breakfast room has a tiled flooring as well as granite worktops and also overlooks the garden. On the first floor are three good sized bedrooms and family bathroom, with separate bath and double shower. The top floor is dedicated to a large master bedroom with Velux windows, Juliette balcony, its own en-suite, eaves storage and a fifth bedroom / study.

Balham

020 8675 2244
Andrewsonline.co.uk



Summary

- Four Double Bedrooms and One Single Bedroom / Study
- Living Room and Separate Dining Room
- Contemporary Kitchen / Breakfast Room
- One Bathroom and Two Shower Rooms
- South East Facing Garden
- Off-street Parking and Garage

Highlights



Internal Total Area
179.5 sqm / 1932 sqft



Streatham Hill Railway Station
1 km / 0.6 m



Tooting Bec Common
0.5 km / 0.3 m



Telferscot Primary School
0.6 km / 0.4 m

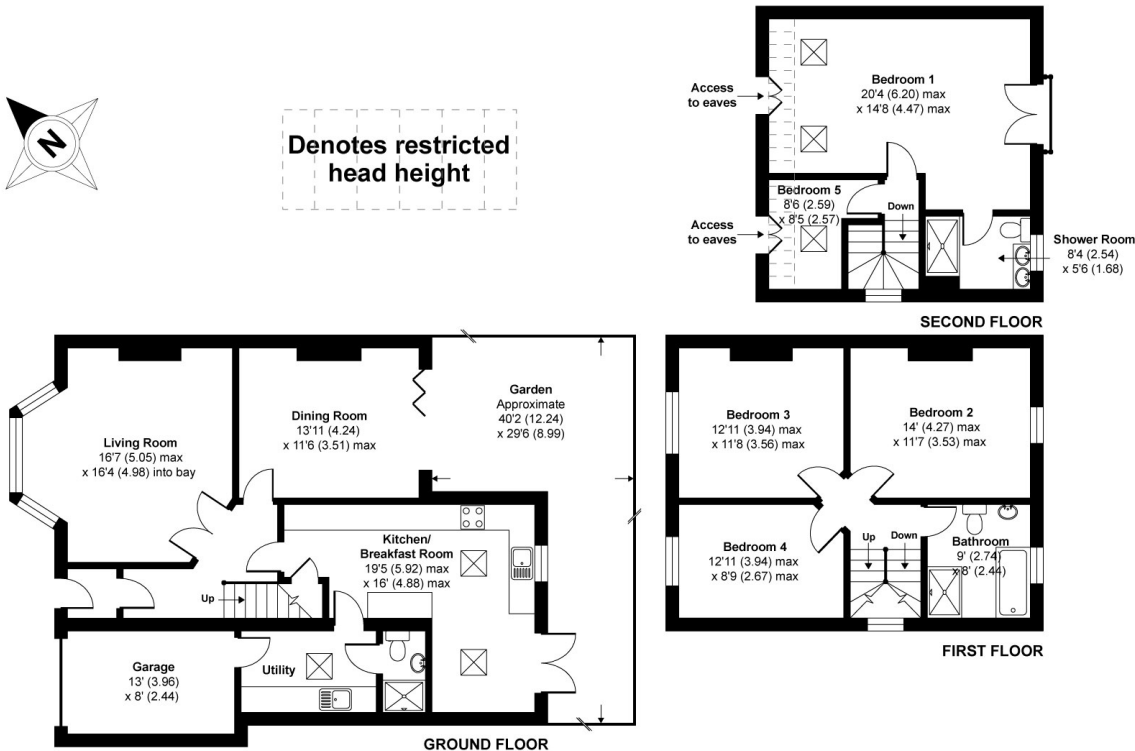
Interested in this property?

For viewings and advice please get in touch with
our Balham branch on 020 8675 2244

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		78	(69-80) C	71	
(55-68) D	58		(55-68) D		
(39-54) E			(39-54) E	47	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Lexton Gardens, London, SW12

APPROX. GROSS INTERNAL FLOOR AREA 1932 SQ FT 179.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Andrews Estates Agents REF : 194351

The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.