



Leda Court Caldwell Street, London SW9

welcome to

Leda Court Caldwell Street, London

A superbly appointed two double bedroom split-level purpose-built maisonette is exclusively available via Barnard Marcus. This bright and spacious property has the benefit of its own private balcony directly adjoining the lovely communal gardens, really giving it the feeling of a small house. The property is nestled off a popular residential road, within easy reach of The Oval, Kennington, Stockwell and Brixton. There are a range of bars, shops and restaurants nearby along with a variety of transport links providing access to the West End, the City, Canary Wharf and surrounding areas. The property is conveniently situated equidistant between Oval (Northern Line) and Stockwell (Northern & Victoria Lines) tube stations.

On the ground floor the accommodation comprises its own front door, entrance hall, a spacious reception room with ample space for a dining table, a large kitchen, WC and balcony. On the top floor there are two large double bedrooms, and a recently refitted family bathroom. The property contains plenty of storage space.

There is an option to get a permit for off street parking or pay to secure a garage (on a first come first serve basis).

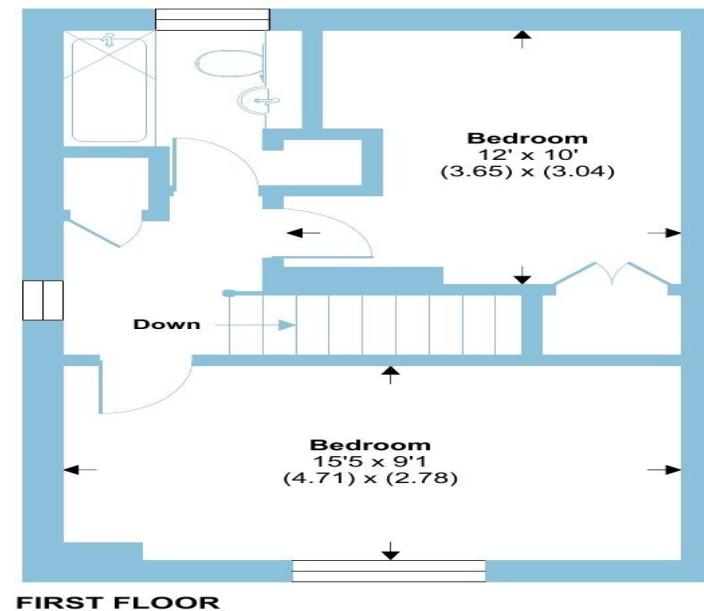
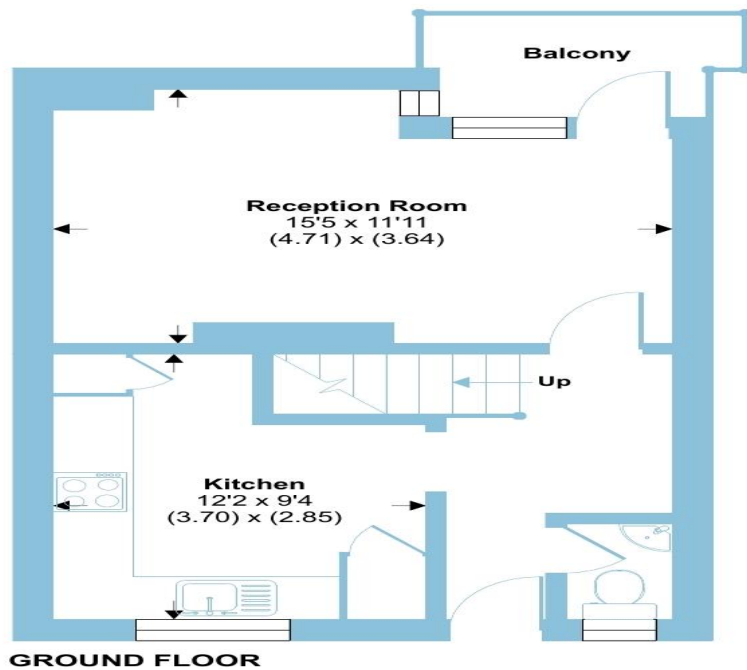
Internal viewings are strongly advised.



Caldwell Street, London, SW9

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Barnard Marcus. REF: 1252769

© nichecom 2025.

 **barnard marcus**

welcome to

Leda Court Caldwell Street, London

- Two Double Bedrooms
- Own Front Door
- Split Level
- Sought After Location
- Parking/Optional Garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Oct 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110744



Property Ref:
KGT110744 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk