





Property Summary

This characterful Victorian property located in Leahurst Road, presents an exciting opportunity to craft your dream home in a sought-after location. Brimming with period charm and original features, this spacious residence offers a unique blend of history and potential, ready for a visionary buyer to bring it back to life.

The well-proportioned layout features three generous bedrooms with the potential to create a fourth by reconfiguring the upstairs kitchen. The home includes a bright front reception room, a separate dining room, and a downstairs kitchen with scope for extension (side return (subject to planning permission)). A quirky upstairs kitchen adds flexibility, while a downstairs cloakroom and upstairs bathroom provide convenience. An unused rear staircase, linking the upper floor to the private garden, might provide an opportunity for some.

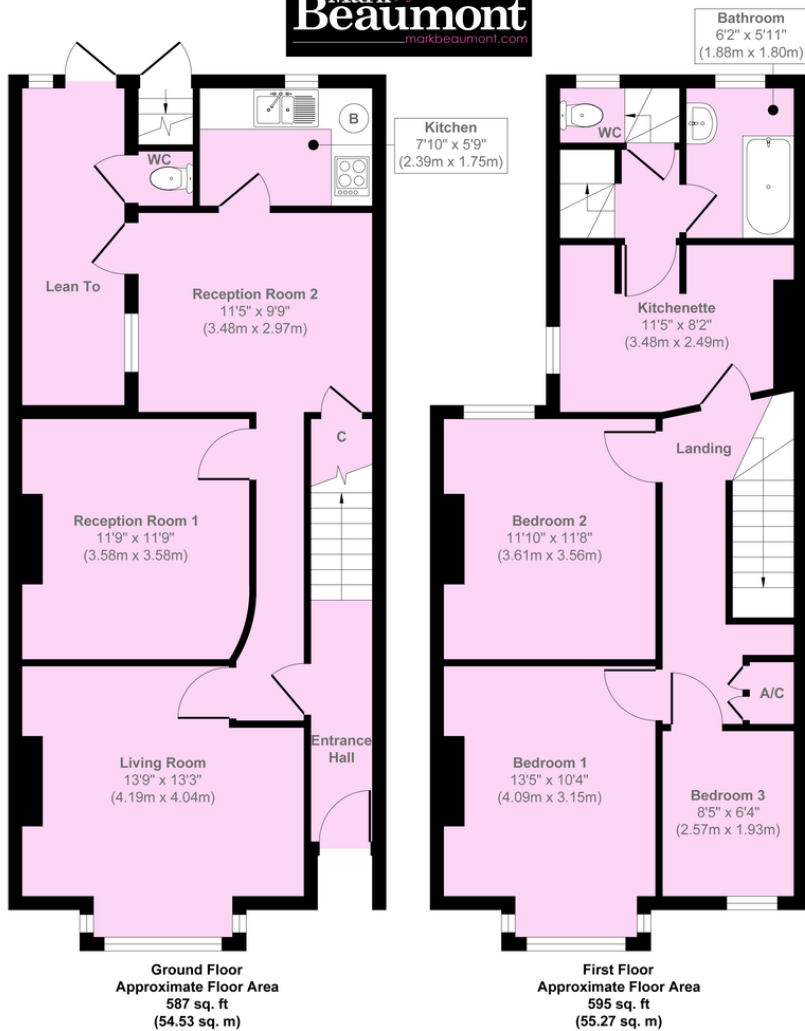
Property Features

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- TWO KITCHENS
- UPSTAIRS BATHROOM
- DOWNSTAIRS CLOAKROOM
- WIDENING PLOT
- SIDE ACCESS
- NEEDS UPDATING
- SOUGHT AFTER LOCATION
- FAMILY AREA





Leahurst Road, London, SE13



Approx. Gross Internal Floor Area 1182 sq. ft / 109.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

24 Scotts Road, Scotts Place,
Bromley, Kent, BR1 3QD

www.markbeaumont.com
sales@markbeaumont.com
020 8852 5000

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.