



**JAMES  
ANDERSON**



## FOR SALE

**£540,000**

Lebanon Road, London, SW18






Offers In Excess Of






Offering just under 800 Sq Ft of living accommodation, this beautifully presented two bedroom, one bathroom Victorian conversion flat is presented in excellent condition throughout with a stunning reception room located in Lebanon Road, just around the corner from East Putney Tube Station and Wandsworth Town.

The property comprises a communal entrance hall that leads to the first floor providing a spacious landing, a double bedroom and a fully equipped modern kitchen/breakfast room. The large reception room is a particular feature of this charming property, light and spacious with high ceilings, many period features including feature bay window and fire place. There is a second double bedroom and a beautifully finished shower room. The property will be sold with a long lease and no onward chain.

Very well located just off wandsworth high st but still offers a peaceful location, providing access to the A3 and south circular with Southside shopping centre and its multitude of shops, bars and restaurants nearby including the ram quarter just across the road.

Leasehold

-  Two Double Bedrooms
-  Modern Bathroom
-  Fully Equipped Kitchen
-  Stunning Reception Room
-  EPC Rating - C

-  Excellent Transport Links
-  Outstanding Local Schools
-  Ideal Location
-  No Chain, Amazing Condition
-  Long Leasehold



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**



## Lebanon Road

Approximate Gross Internal Area = 761 sq ft / 70.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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