



Leveson Street, London SW16 6DF

welcome to

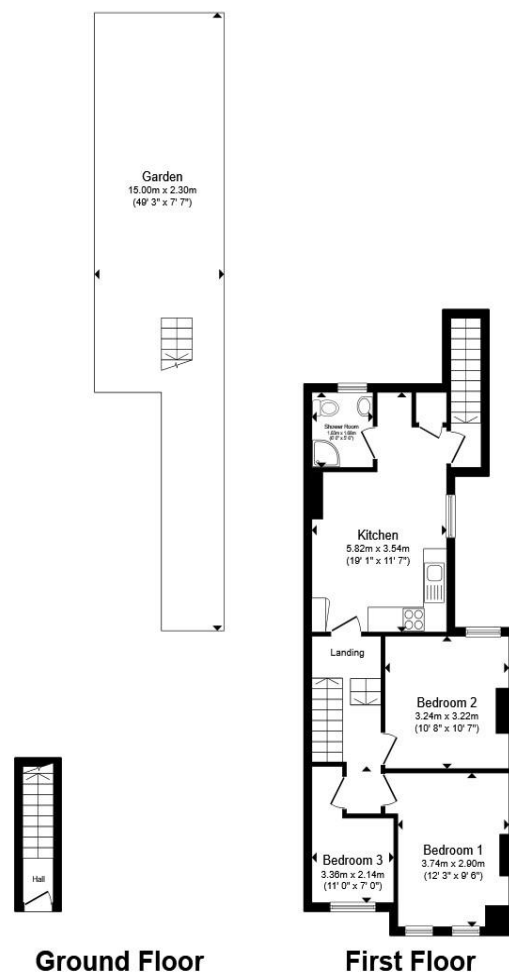
Leverson Street, London

Offered to the market with no onward chain and benefiting from a long 999-year lease, this beautifully refurbished three-bedroom first-floor garden maisonette presents an exceptional opportunity for both homeowners and investors alike.

The property has been finished to a high standard throughout and comprises two well-proportioned bedrooms positioned to the front, alongside a further bedroom enjoying a peaceful rear aspect. A contemporary shower room serves the accommodation, while the heart of the home is a stylish open-plan kitchen and reception area, thoughtfully designed for modern living and entertaining. This space provides direct access down to a private, Westerly-facing garden, ideal for enjoying afternoon and evening sun.

Further enhancing the appeal, the loft space is demised to the property, offering significant potential for a substantial double loft extension (subject to the necessary planning permissions), allowing prospective purchasers to further increase both space and value.





Additional Description:

Leverson Street, within the London Borough of Wandsworth, is a quiet, tree-lined residential road situated in the highly desirable Furzedown area. The property is conveniently located approximately 0.5 miles from Streatham Common station, providing swift and direct links into London Victoria. The vibrant Moyser Road, with its selection of independent cafés, bars, and boutique shops, is also just a short walk away, contributing to the area's strong sense of community and lifestyle.

Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 61.5 m² (662 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Leverson Street, London

- Three Bedroom
- Near Local Amenities
- Beautiful Curb Appeal
- Chain Free
- Share of freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1981. 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/STM110602



Property Ref:
STM110602 - 0006

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.

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