



Leithcote Gardens, SW16

Guide Price £800,000-£835,000

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## INTRODUCING

# Leithcote Gardens, SW16

4 Bedrooms | 2 Bathrooms | 1 Reception Room | 1263 Sq Ft  
Secluded Rear Garden and Access to Communal Garden

An attractive and extended four-bedroom terraced house, this wonderful family home is perfectly positioned just off Streatham Hill and offers an impressive amount of living and entertaining space ideal for a growing household.

The property immediately conveys a sense of light and space. Many original period features have been thoughtfully retained, adding character and charm while blending seamlessly with more contemporary finishes. The ground floor comprises a spacious and inviting front reception room with a feature fireplace, creating a warm and comfortable setting for everyday living. To the rear, the house opens into a generously proportioned kitchen and dining area; an ideal social hub for family gatherings. This space enjoys direct access to a sunny, secluded rear garden, providing an excellent setting for outdoor dining, relaxation, and children's play. There is also potential for further extension, subject to the usual planning permissions.

A rare and highly desirable feature of this property is the additional communal garden that runs the length of the terrace. Exclusively accessible to residents, this beautifully maintained green space offers a safe and expansive outdoor environment for young families. It includes dedicated play areas, and sections for growing vegetables, creating a strong sense of community and a wonderful natural retreat right on the doorstep. The property also benefits off-street parking.









Upstairs, the first floor hosts three well-appointed bedrooms, all served by a family bathroom. The accommodation continues to impress with the converted loft, which houses the fourth bedroom. Flooded with natural light, this room benefits from built-in storage and a modern en-suite shower room, making it an ideal principal bedroom or guest suite.

Leithcote Gardens is an attractive, tree-lined residential road close to Streatham Hill and well placed for easy access to Streatham High Road. Local amenities include excellent transport links into Central London, a wide variety of shops, cafés, bars, and restaurants, as well as green open spaces nearby. The property also benefits from proximity to several well-regarded schools, including Dunraven School, which is within walking distance, making this an exceptional choice for families seeking both convenience and community.







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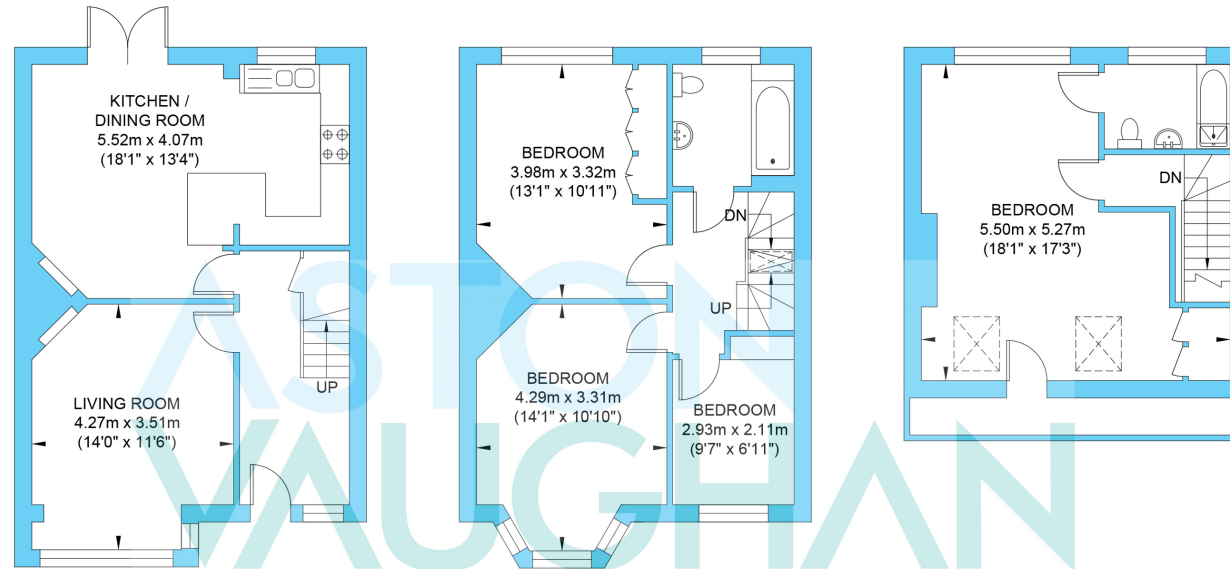








## Leithcote Garden



Ground Floor  
Approximate Floor Area  
476.84 sq ft  
(44.30 sq m)

First Floor  
Approximate Floor Area  
468.77 sq ft  
(43.55 sq m)

Second Floor  
Approximate Floor Area  
317.96 sq ft  
(29.54 sq m)



Approximate Gross Internal Area = 117.39 sq m / 1263.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.