



## LEATHWAITE ROAD, SW11

£800,000

Two double bedrooms  
Two bathrooms  
Victorian  
Split-level  
Private garden  
Extension potential

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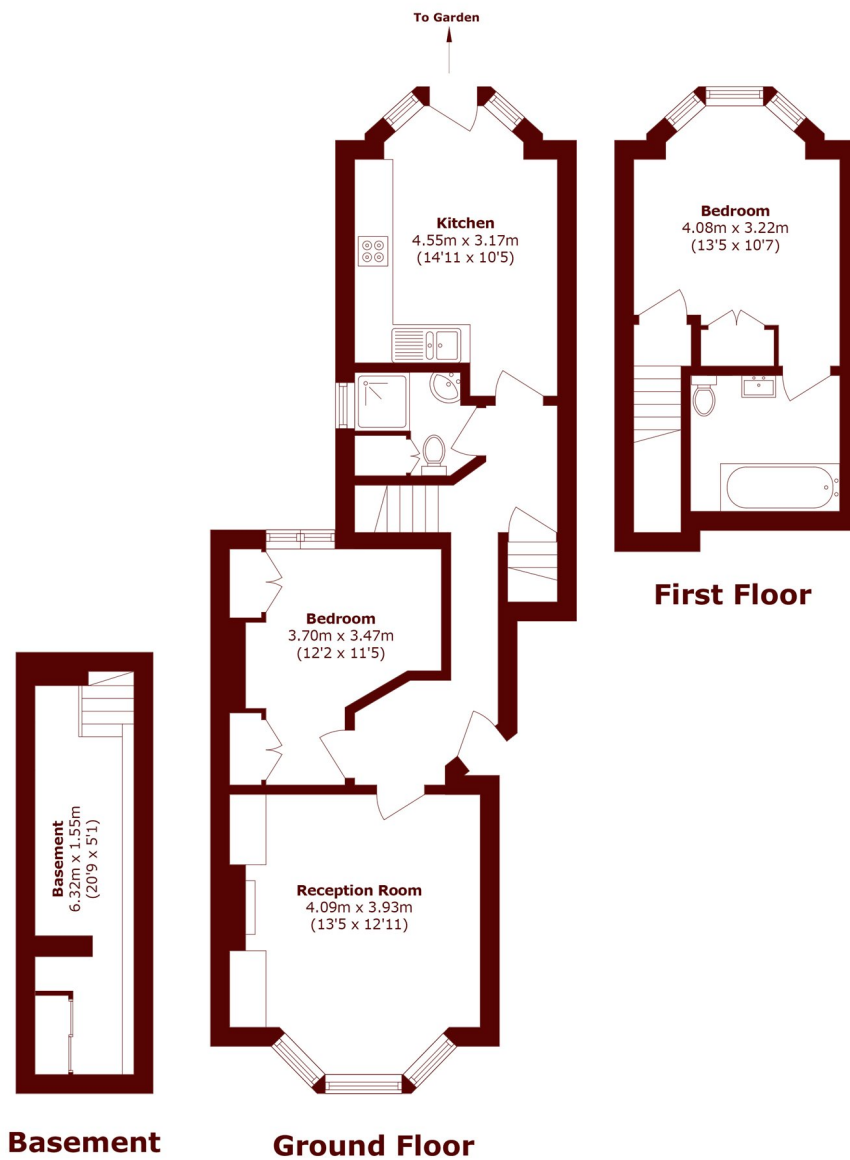
# ABOUT THE PROPERTY

A two double bedroom two bathroom split level apartment presented in excellent condition throughout. Upstairs there is a principle bedroom complete with an en-suite bathroom, while the finished cellar provides a versatile utility space. The kitchen leads to a sizeable private garden with rear access to Clapham Common. There is extension potential STPP and no onward chain.

Leathwaite Road is closely located to Clapham Common and Northcote Road. Locally you will find an endless choice of bars, coffee shops, restaurants and shops. There is easy access in and out of town from Clapham Junction station, which is just a short walk away.



# STEP INSIDE LEATHWAITE ROAD



Total area (approx.): 82.3 sq. m (885.8 sq. ft)

**Battersea**  
020 7326 9920

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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