



**Leppoc Road, SW4**  
**£2,000,000**

**Dexters**



## Leppoc Road, SW4

This exceptional freehold home extends to an impressive 2,204 sq.ft over three floors and provides an elegant balance of sophisticated living spaces with a seamless, functional layout.

Finished to a high and tasteful standard throughout, the ground floor comprises a double drawing room with a bay window, two original fireplaces, fitted cabinetry, and ornate ceiling plasterwork. The kitchen is positioned to the rear and features a broad range of high-end appliances, a kitchen island, and ample space for dining. Large-format glass panes enclose the side extension, naturally filling the room with a bright and airy ambience. Bi-folding doors open onto a mature 47 ft garden.

Across the first and second floors, there are five double bedrooms, three bathrooms, and a terrace. The principal bedroom offers two layout options: its traditional position on the first floor, or a large loft extension with en suite facilities.

Leppoc Road is known for its tranquil setting within the Abbeville Village, a highly sought-after area renowned for its independent shops, restaurants, cafes and bars/ Clapham Common and its corresponding station (Northern line) are just a short walk away.

### Features

- Freehold Home
- Double Reception Room
- Extended Kitchen
- Five Bedrooms
- Three Bathrooms
- Landscaped Garden







# Leppoc Road, London, SW4



Total Area (approx.): 204.8 sq. m (2204.4 sq. ft)  
Balcony area (approx.): 5.0 sq. m (53.8 sq. ft)  
(Excluding Eaves)