



Leathwaite Road, SW11

£500,000 Share of Freehold

531 sq ft (49 m²) • double bedroom • kitchen • bathroom
• reception • split level • between the commons • EPC: D



Douglas
&Gordon



This delightful, light and bright one-bedroom split-level flat is quietly situated on the second floor of this impressive end of terrace Victorian house. The flat is well-proportioned and comprises a large reception with dual aspect sash windows. The spacious double bedroom is peacefully located at the rear of the flat and has a good range of built-in wardrobes. This flat would make an ideal home for a first-time buyer and would also be easily let out.

Leathwaite Road is found in the popular area known as 'Between the Commons' and is situated close to the open spaces of Clapham Common. The flat is within easy walking distance to the amenities of Northcote Road and Battersea Rise and mainline services are found at Clapham Junction providing links into Victoria or Waterloo.



double bedroom

kitchen

bathroom

reception

split level

between the commons

EPC: D

Approximate gross floor area:
531 sq ft (49 m²)
Includes Cellar or Storage
Space where applicable

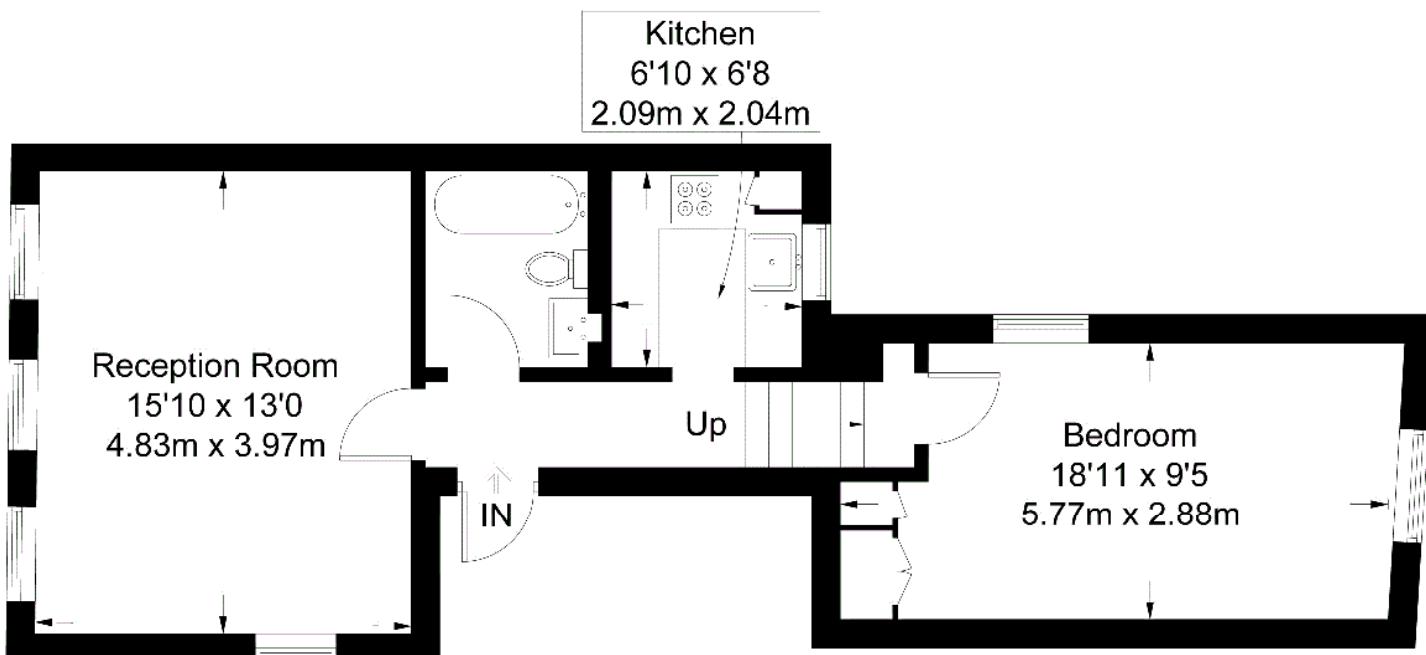
FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

As defined by RICS code of
measuring practice

This floorplan is representative for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 23 January 2020

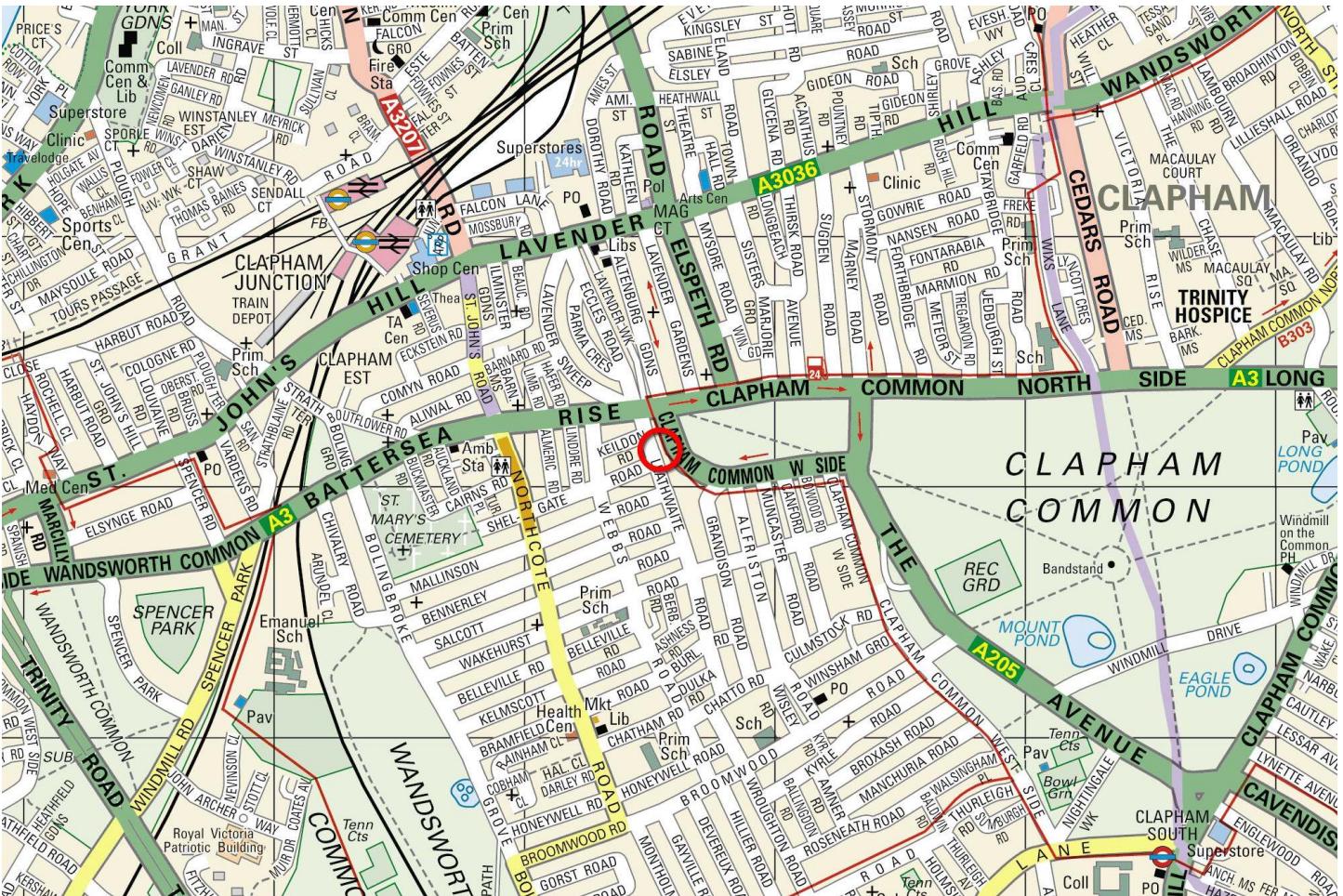
Leathwaite Road

Approximate Gross Internal Area = 531 sq ft / 49.3 sq m



Second Floor

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.



Good to know

Nearby station: Clapham Junction
790m (9 mins) (Line of sight)
Gross floor area: 531 sq ft (49 m²)
Local authority: Wandsworth
Council tax band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		75
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

* Customer Due Diligence must be completed before any offers can be submitted to the seller



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