



## Leverson Street, SW16

£425,000 Share of Freehold

635 sq ft (59 m<sup>2</sup>) • 2 bedrooms • bathroom • reception room • kitchen • garden • EPC:D



Douglas  
& Gordon



This wonderful two bedroom flat is immaculately presented throughout and is located on one of Streatham's premier roads close to Streatham Common. The flat comprises a modern kitchen and a large separate reception room which has been beautifully designed featuring an original fireplace and space for a dining room. There is a family bathroom with shower over the bath and two double bedrooms both with built in wardrobes with the master bedroom benefitting from access to the sunny patio garden. The property also offers the potential for a large loft conversion subject to planning.

Leverson Road is close to the wide variety of local amenities found on Streatham High Road and Greyhound Lane with the wonderful green open spaces of Streatham Common and the Rookery close by. Excellent local transport links are found at Streatham Common Station providing Overground services to The City, Victoria, Clapham Junction and Gatwick Airport and Streatham Overground Station to Blackfriars/Farringdon/St. Pancras.

- 2 bedrooms
- bathroom
- reception room
- kitchen
- garden
- EPC:D

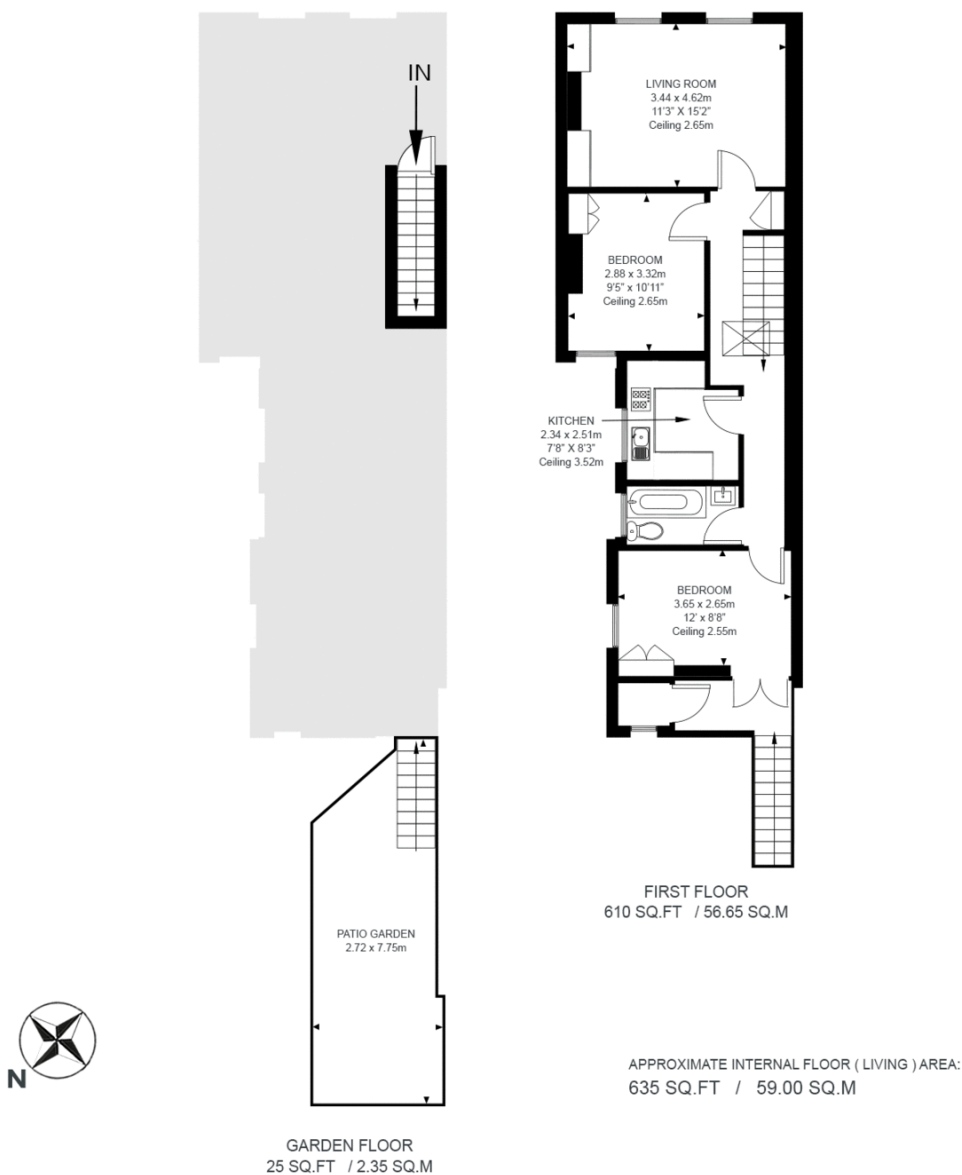
Approximate gross floor area:  
635 sq ft (59 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE.

As defined by RICS code of  
measuring practice

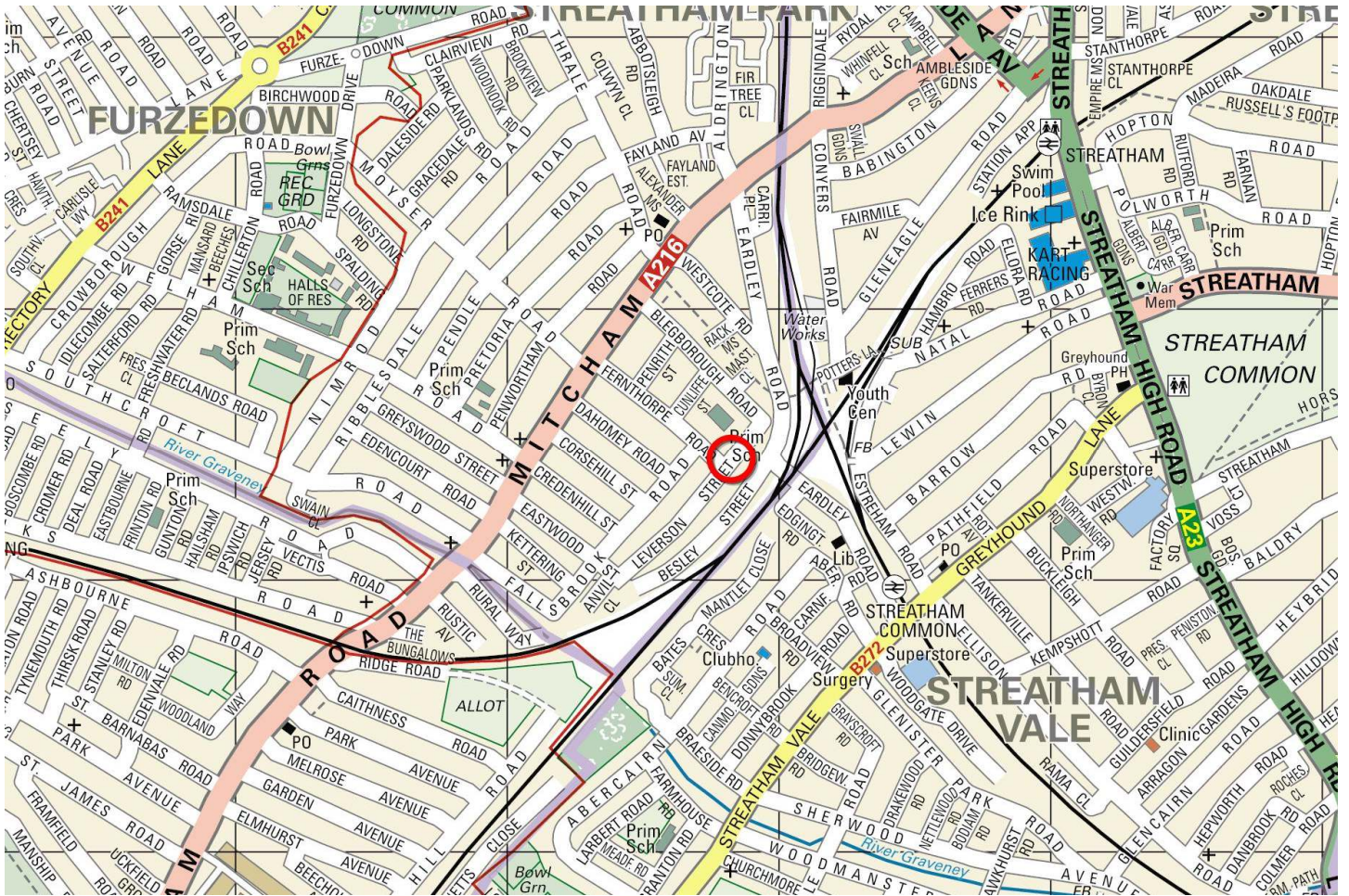
This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
scale. They should not be relied upon by any  
party. Prospective purchasers or tenants are  
advised to carry out their own survey if they  
require reliable measurements. No  
responsibility is taken for any error, omission,  
misstatement or use of data shown.  
Details Prepared: 5 February 2024

Leverson Street, Streatham, SW16



Disclaimer:

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 for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



## Good to know

Nearby station: Streatham Common  
 370m (4 mins) (Line of sight)  
 Gross floor area: 635 sq ft (59 m<sup>2</sup>)  
 Local authority: Wandsworth  
 Council tax band: C



\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

## Battersea Park Office

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