



Leander Road SW2
OIEO £965,000

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In general

- Beautiful original features
- Fantastic opportunity for development
- Four bedrooms
- Popular residential street
- Spread over three levels
- Close proximity to Brockwell Park

In detail

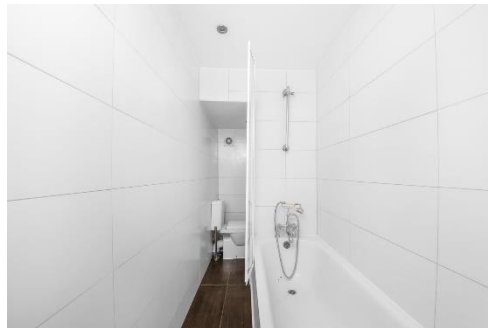
Pedder are delighted to introduce to the market a four bedroom house on Leander Road, a popular residential street in Brixton.

The property is split over three split levels and boasts original features throughout, including the original tiled hallway, two marble feature fireplaces, cornicing and ceiling rose in the double reception room to the front of the ground floor.

To the rear is the entrance to the cellar, dining room with bay window to the flank, Kitchen with double floor unit, with windows to the side and door to the rear allowing for light to pass through the property. The ground floor also boasts a bathroom with bath, toilet and hand wash basin.

On the first floor are three bedrooms, all with feature fireplaces. The first to the rear contains built in storage with a window to the rear, the second with a double window and the master bedroom to the front boasts a bay window and large floor space. The top floor consists of the final double bedroom with built in storage and a bathroom with a bath and wash hand basin.

Leander Road is a popular residential road equidistant to Herne Hill railway station (Victoria, Thameslink, Blackfriars) and Brixton railway and tube. Brixton centre offers a vast range of restaurants, shopping amenities, railway station and Tube, together with the trendy Ritzy Cinema. Herne Hill centre also offers a popular range of restaurant and shopping amenities, railway station (Victoria, Blackfriars, Thameslink) and the delights of Brockwell Park with its lido and cafe. Early viewings are highly recommended.



Floorplan

Leander Road SW2

Approximate Gross Internal Area

Cellar = 8.9 sq m / 96 sq ft

Ground Floor = 62.6 sq m / 674 sq ft

First Floor = 60.4 sq m / 650 sq ft

Second Floor = 22.0 sq m / 237 sq ft

Total = 153.9 sq m / 1657 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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