



Leeson Road, SE24
£575,000

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In general

- Three bedrooms/two bathrooms
- Three story house
- Outside space
- Close to Brockwell Park
- Close to transport links

In detail

Introducing a charming three bedroom, three story family home on Leeson Road, SW2.

On the ground floor, you will find the first bedroom which is currently being used as an office, providing an excellent space for those who work from home. Additionally, there is a convenient WC, and a fully fitted kitchen with some integrated appliances and plumbing for a washing machine. The kitchen leads out to a mostly shingled garden.

Moving up to the first floor, you will find a spacious bathroom with a classic ball and claw bath, a separate walk-in shower, and an airing cupboard. The large living room on this floor offers plenty of natural light and space for comfortable living, with a Juliette balcony adding to the overall charm of this level.

On the second floor, there are two generously sized bedrooms, including the master bedroom which boasts stunning floor-to-ceiling built-in wardrobes, providing ample storage space for your belongings. While the property has not been updated completely, it does offer scope for modernisation and would benefit from some cosmetic improvements.

The property is ideally situated just 0.4 miles from Brixton, which offers a vibrant mix of shops, restaurants, bars, and entertainment options. Brixton is also home to the famous Brixton Market, which offers a diverse range of food and drink options, as well as a variety of independent shops and boutiques.

For those who need to commute, the property is conveniently located just 0.5 miles from Herne Hill station, which provides easy access to central London via the Thameslink and Southeastern rail services.

Overall, this three bedroom, three story family home on Leeson Road is a rare find in a highly sought-after location. With its accessibility into the city, spacious layout, and potential for modernisation, this property offers an exciting opportunity for those looking to create their perfect family home.

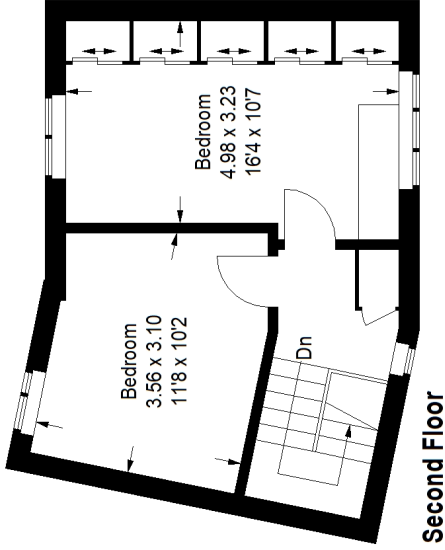
EPC: D | Council Tax Band: D



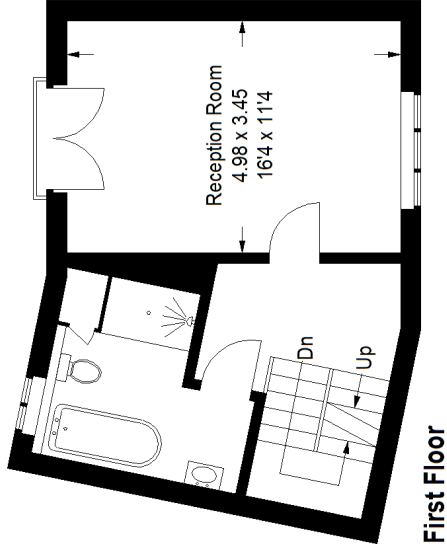
Floorplan

Leeson Road, SE24

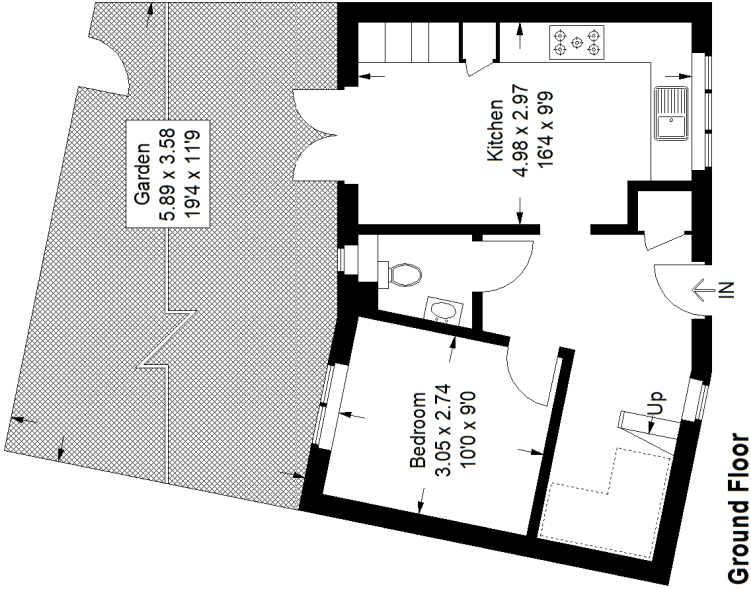
Approximate Gross Internal Area
 Ground Floor = 38.0 sq m / 409 sq ft
 First Floor = 34.9 sq m / 376 sq ft
 Second Floor = 34.6 sq m / 372 sq ft
 Total = 107.5 sq m / 1157 sq ft



Second Floor



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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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	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

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