



Leaffield Close, SW16  
£550,000

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# In general

- Four bedrooms
- Open plan kitchen/lounge
- Integral garage & off street parking
- Fitted storage
- Convenient location

# In detail

A light and airy, four bedroom mid-century townhouse available for sale in a popular quiet location. The accommodation is arranged over three levels and offers fresh, neutral decor, and a space to be immediately enjoyed.

The ground floor comprises of the first of four bedrooms, shower room and separate WC while the first floor offers dual aspect, 21'7 of open plan living space. The remaining three bedrooms are located on the top floor along with the master bathroom. Further highlights include large windows, ample fitted storage and integral garage. The garden extends to 43ft with rear access and could provide the perfect blank canvas for the green-fingered, or simply a low maintenance space to enjoy. There is also residents parking.

Leaffield Close is well placed for the amenities of Crown Point, also West Norwood rail links and bus routes to Brixton tube, whilst nearby green spaces include Norwood Grove recreation ground and Streatham Common.

An ideal first time buy or next step for a young or growing family.

EPC: C | Council Tax Band: D



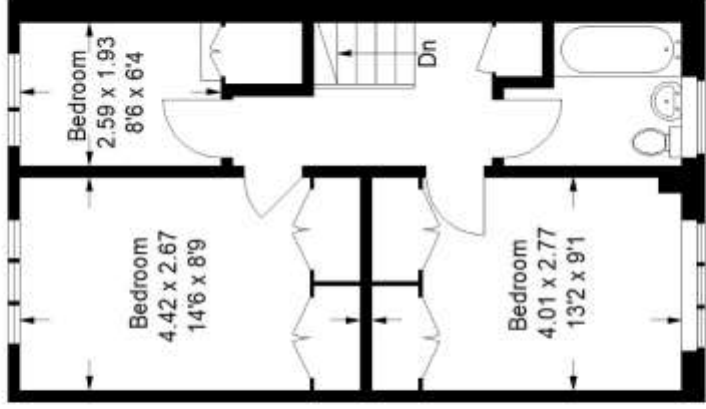


# Floorplan

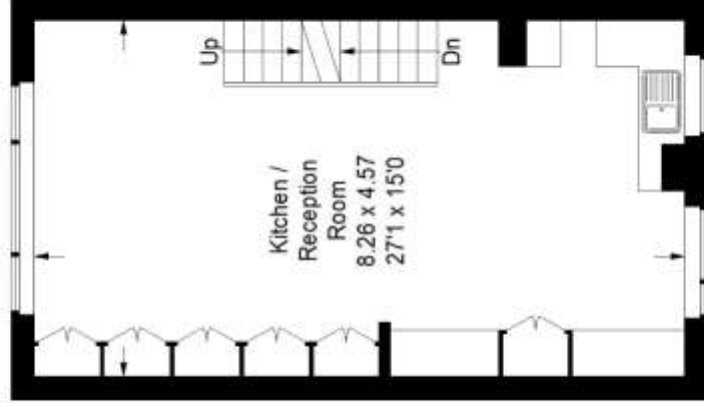
Area	Planning	Color	Priority
Spa	A	Green	High
50.01	B	Yellow	Medium
50.02	C	Orange	Low
50.03	D	Red	Very Low
50.04	E	Dark Red	Critical
50.05	F	Black	Unknown
50.06	G	Grey	Unknown

## Leaffield Close, SW16

**Approximate Gross Internal Area**  
**Ground Floor = 22.3 sq m / 240 sq ft**  
**First Floor = 38.6 sq m / 415 sq ft**  
**Second Floor = 40.6 sq m / 437 sq ft**  
**Garage = 14.8 sq m / 159 sq ft**  
**Total = 116.3 sq m / 1251 sq ft**

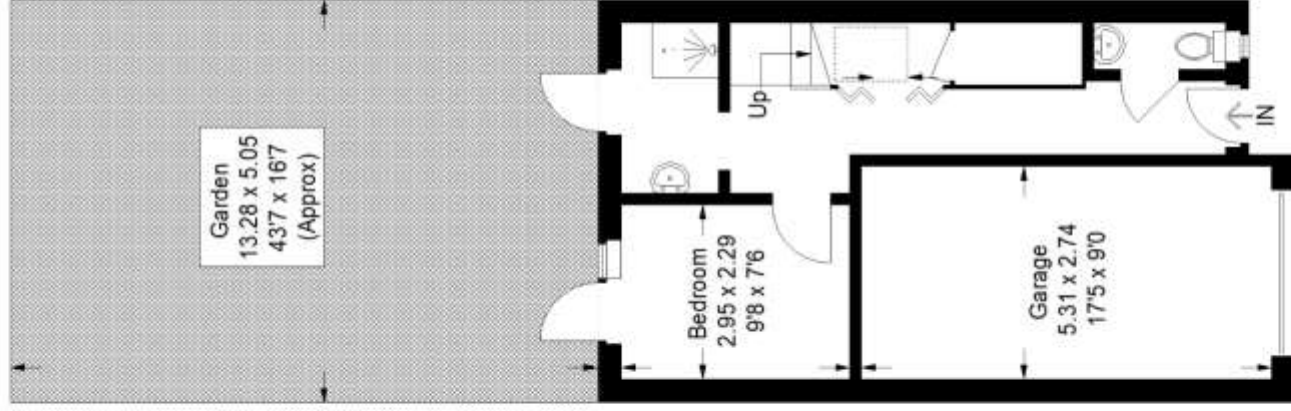


**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0"



**Ground Floor**

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