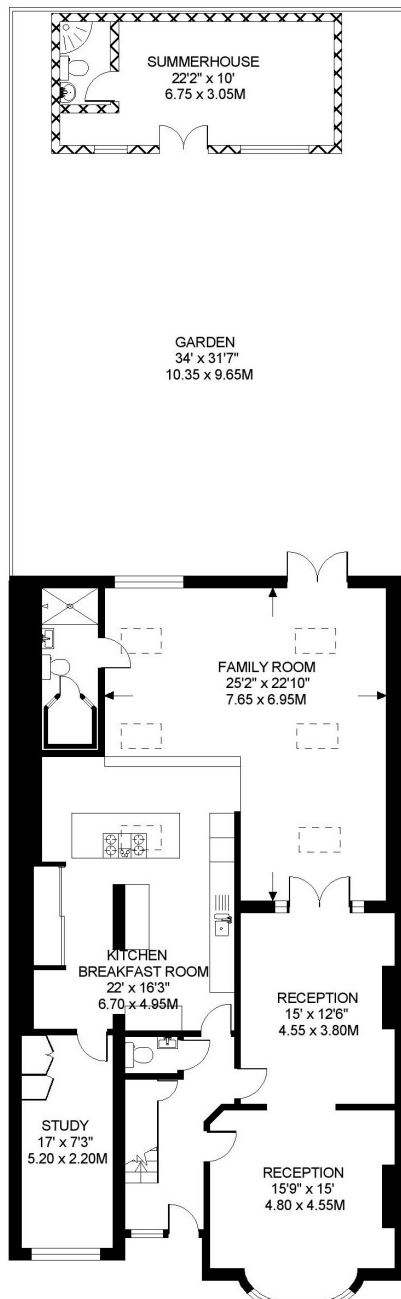




Leacroft Avenue Wandsworth Common SW12

FOR SALE

This substantial, detached, double-fronted family home is the ideal upgrade from a Victorian terraced house. With over 3000 square feet of accommodation (without so much as a cellar, let alone a basement dig), it offers enviable, lateral living space, off-street parking for two cars and a large garden, complete with summerhouse. Peacefully and conveniently located on this highly sought-after street on the leafy fringes of Wandsworth Common, it is also very close to its mainline station, fashionable Northcote and Bellevue Roads and excellent schools.



GROUND FLOOR 1576 SQ.FT.



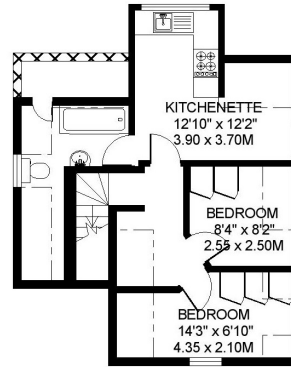
LEACROFT AVENUE
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2918 SQ.FT / 271.1 SQ.M.

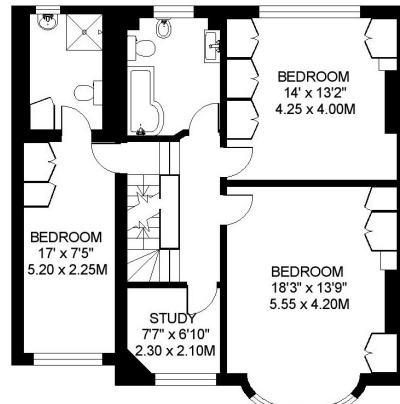
APPROXIMATE ADDITIONAL AREAS

= 248 SQ.FT. / 23.0 SQ.M.

TOTAL AREAS SHOWN ON PLAN
3166 SQ.FT. / 294.1 SQ.M.



SECOND FLOOR 472 SQ.FT.



FIRST FLOOR 870 SQ.FT.

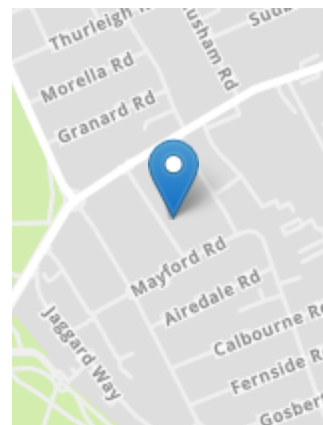
COPYRIGHT FLOORPLAN PRODUCED FOR
" JOHN THOROGOOD "
BY FLOORPLANNERS 07801 228850

PROPERTY FEATURES

- Study
- Summer House
- O/S Parking X2
- Cloakroom / WC
- Large Garden (34' X 32')
- Kitchen / Breakfast Room
- 6 Bedrooms
- 3 Reception Rooms
- 5 Bath/Shower Room/WCs
- 3166 SQ.FT/294.1 SQ.M

VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
		70	80

England, Scotland & Wales