



Leverson Street, SW16

£750,000 *Freehold*



An attractive Edwardian three-bedroom freehold home offers spacious accommodation, a private garden, and an excellent opportunity to enjoy family living in the heart of Tooting Graveney.

KEY FEATURES

- Three-Bedroom Edwardian Freehold House
- Private Rear Garden
- Spacious Open Plan Reception Room & Kitchen
- Two Modern Family Bathrooms
- Bright & Well Presented
- Quiet Residential Road
- Close To Tooting Broadway Station



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The property is arranged over three floors, spanning 1,237 sqft. It features a welcoming open plan reception room with retained period features; high ceilings, a fireplace, and cornicing, which leads into a well-equipped kitchen with plenty of storage and workspace. To the rear, through the bi-fold doors of the kitchen, the private south-facing garden provides a peaceful retreat, ideal for summer entertaining, children's play or simply unwinding after a busy day. Over the second and third floor there are three generously sized bedrooms and a contemporary family bathroom. The master bedroom benefits from a fabulous ensuite and excellent eaves storage.

Offering a fantastic balance of comfort and practicality, this home is perfectly suited to growing families and buyers looking to put down roots in one of Tooting's most desirable neighbourhoods.

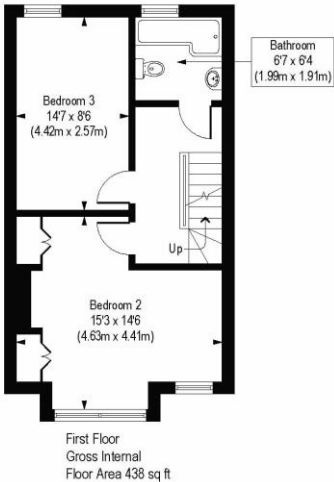
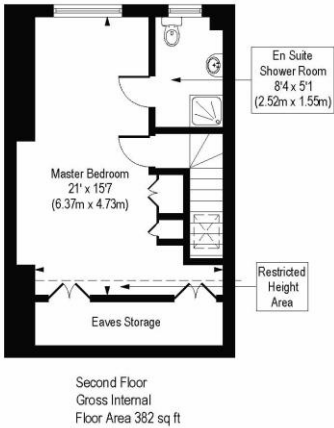
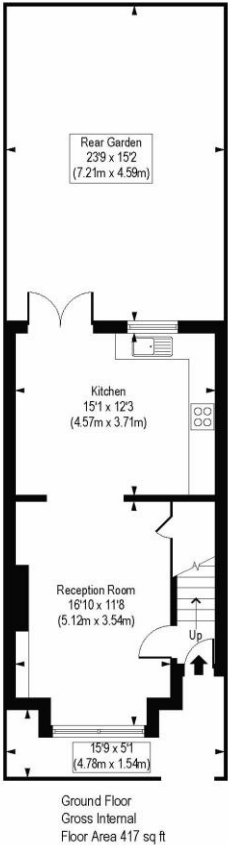




Levenson Street is a quiet residential road within easy reach of Tooting Broadway Underground Station (Northern Line) and Tooting Rail Station, offering excellent links into Central London. Residents can enjoy the area's renowned cafés, restaurants, markets and independent shops, while Tooting Common, local parks and a number of highly regarded schools are all just a short distance away.

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Approx. Gross Internal Floor Area 1237 sq. ft / 114.95 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1161 sq. ft / 107.88 sq. m (Excluding Restricted Height Area & Eaves Storage)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.