





An impressive semi-detached family home located in this quiet residential road. The property boasts excellent reception space. Of particular note is the kitchen opening on to a large family dining area with direct access to a 63 ft by 40 ft south facing rear garden. There is also an impressive double reception room with solid wood floor and ornate coving to the ceiling. The upper floors offer excellent family accommodation with five good size bedrooms.

The house further benefits from off-street parking for two cars with side access leading through to a very large landscaped rear garden. There is also a summer house to the rear of the garden.

Lebanon gardens is located off Merton road, within easy reach of east Putney underground station, Wandsworth main line and the Thames clipper service. Southside Shopping Centre is also close at hand with its multiple facilities, including restaurants and a multiplex cinema.

# 62 Lebanon Gardens, London, SW18 1RH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Accommodation

Entrance Hall, Large Double Reception Room, Kitchen, Family Room, Cloakroom, Cellar and Utility Room, Five Bedrooms, Family Bathroom, Separate WC, Luxury Ensuite Shower Room, Off-Street Parking for Two Cars, south facing 63 x 40 rear garden, no onward chain

## Freehold

### Internal area

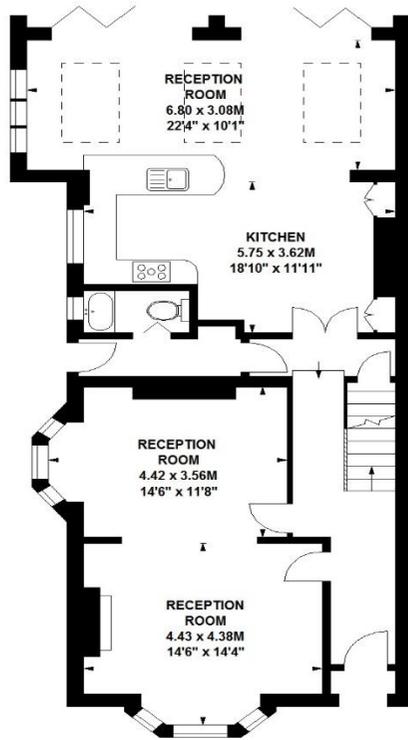
Approximate gross internal  
**245 sq. m/ 2637 sq. ft**



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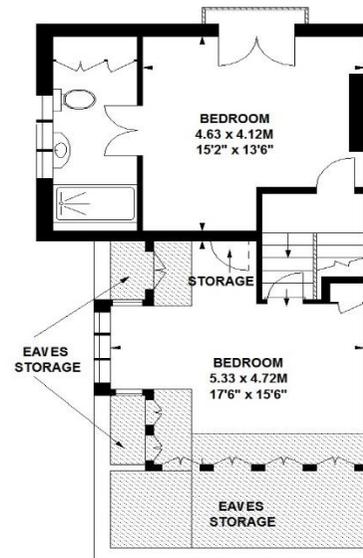
Approximate Gross Internal Area 245 sq.m / 2637 sq. ft  
 Including Eaves Storage 11 sq.m / 118 sq. ft  
 Excluding Out-Building 8 sq.m / 86 sq. ft



Ground Floor



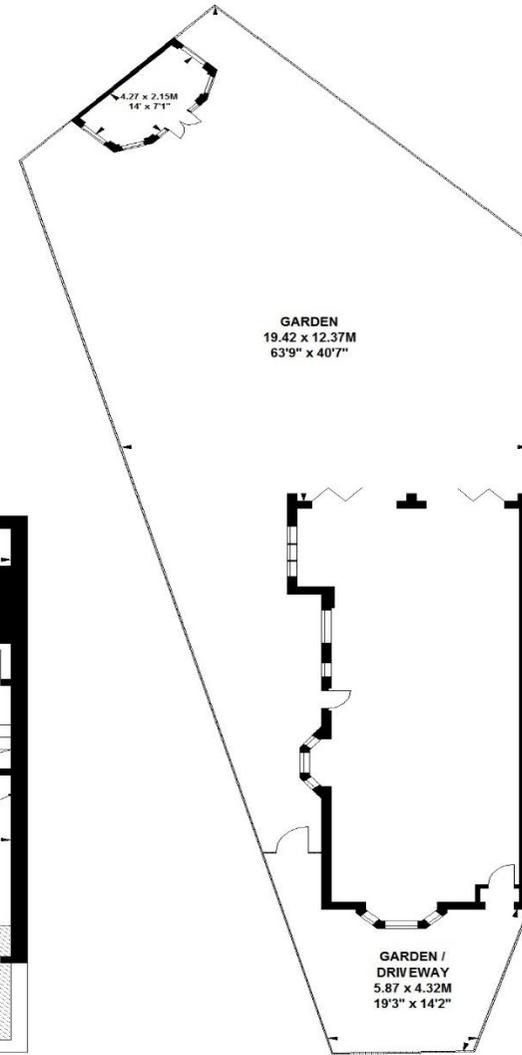
First Floor



Second Floor



Lower Ground Floor



Site Plan

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Floor Plan produced by Mays Floorplans©  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

**Winkworth**

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