



LEVERSON STREET, SW16

£775,000 FREEHOLD

A BRIGHT AND SPACIOUS THREE BEDROOM HOUSE.

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DESCRIPTION:

This bright and spacious three-bedroom house offers stylish and comfortable living. On the ground floor, upon entry you'll find the hallway has automatic lighting and there is a generous double reception/dining room featuring engineered wood flooring, window shutters, recessed spotlights, built-in storage, a striking feature fireplace and under floor heating. This inviting space flows seamlessly into the kitchen, which is bathed in natural light thanks to skylight windows and recessed lighting. The kitchen is fitted with tiled flooring, a range of wall and base units, and a central island topped with wooden countertops. At the rear, bi-folding doors open out to a beautifully paved garden—ideal for entertaining or relaxing. The garden also includes a versatile outhouse, perfect for additional storage.

The first-floor hosts two generously sized bedrooms, both fitted with plush carpets and double-glazed windows. The master bedroom enjoys the added luxury of a modern en suite shower room, equipped with a sleek shower cubicle, WC, wash hand basin, heated towel rail, under floor heating, automatic lights, and contemporary fixtures and fittings. Additionally, there is a stylish, part-tiled family bathroom on this floor, fitted with a modern three-piece suite, integrated storage, underfloor heating, automatic lighting and elegant fixtures throughout.

On the second floor, you'll find a spacious loft-converted double bedroom, complete with fitted carpet, a double-glazed window, and practical eaves storage.

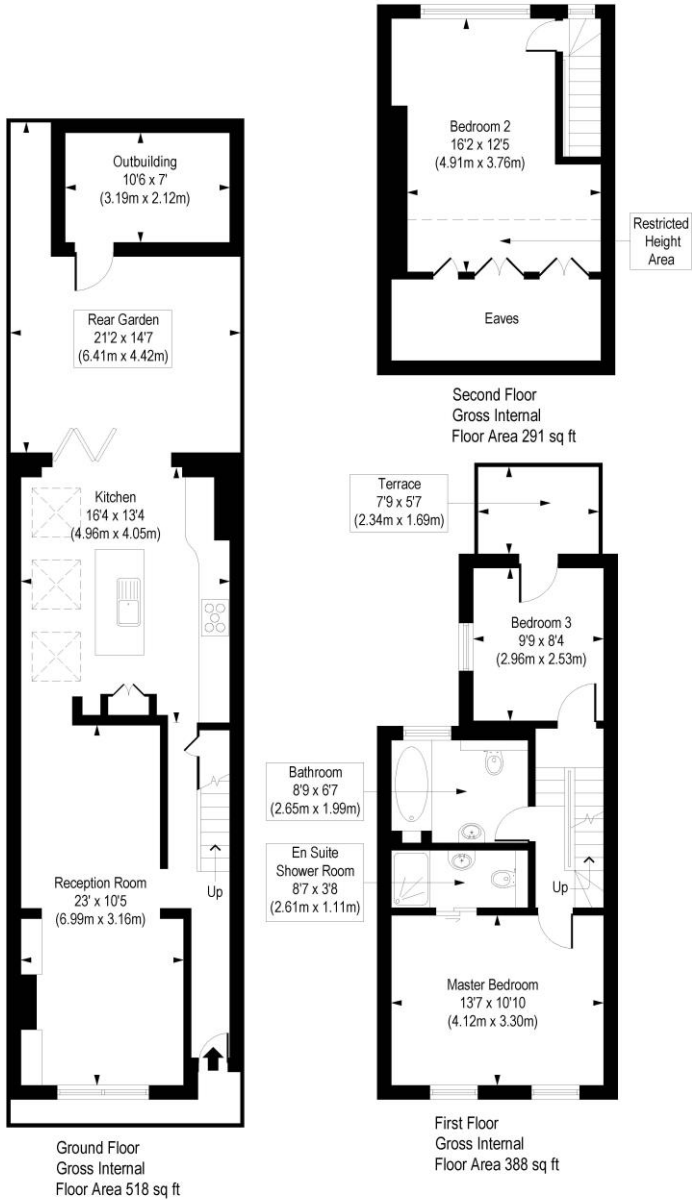
Leverson Street, located in the desirable SW16 area, sits within the charming and family-friendly neighbourhood of Furzedown, close to Streatham. This tree-lined residential street offers a strong sense of community and a welcoming atmosphere, making it popular with families and professionals alike. The area boasts excellent local amenities, including a variety of shops, cafés, and supermarkets nearby on Moyser Road and Streatham High Road. There are several well-regarded schools within easy reach, including both primary and secondary options. Transport links are convenient, with Streatham Common (0.4 miles) and Streatham stations (0.8 miles) providing easy access to central London, while nearby Tooting offers further connectivity. Leverson Street is perfect for those seeking a relaxed, residential lifestyle without sacrificing access to city conveniences.

Wandsworth Council Tax Band: D



Leverson Street, SW16

Approx. Gross Internal Floor Area 1269 sq. ft / 117.92 sq. m (Including Restricted Height Area, Eaves & Outbuilding)
Approx. Gross Internal Floor Area 1077 sq. ft / 100.02 sq. m (Excluding Restricted Height Area, Eaves & Outbuilding)



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Freehold

Council Tax Band: D

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.



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