



Lessingham Avenue, SW17

£550,000 *Freehold*



A fantastic two-bedroom period home situated on the popular Lessingham Avenue.

#### KEY FEATURES

- Period Terraced House
- Chain Free
- 2 Double Bedrooms
- Spacious Reception Room
- Family Bathroom
- Exceptionally Large Garden
- 682sqft.



**Tooting**

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Offering approximately 682 sq. ft. of accommodation and presenting an exciting opportunity for a buyer looking to modernise and create their ideal home. The property comprises a welcoming reception room, a separate kitchen/dining room with access to the garden, two generous double bedrooms and a family bathroom. While the property requires a significant degree of modernisation, it offers excellent proportions and a fantastic layout, providing the perfect blank canvas for the right buyer.

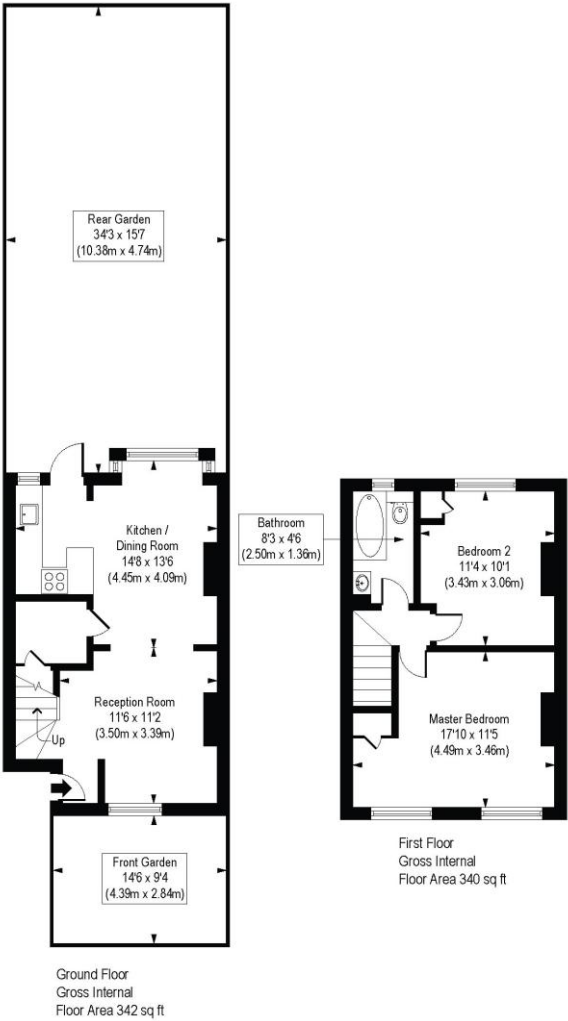
A particular highlight is the substantial rear garden measuring approximately 34'3" x 15'7", offering an impressive amount of private outdoor space with excellent potential for landscaping and entertaining. The property also benefits from a generous front garden.



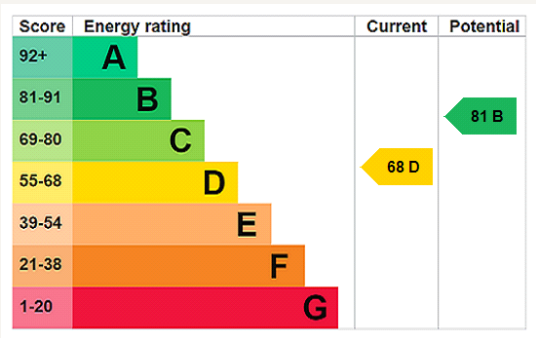


With its attractive proportions, excellent garden space and scope for refurbishment, this is an exciting opportunity for buyers looking to put their own stamp on a property and unlock its full potential. Lessingham Avenue is well positioned for the amenities, restaurants and cafés of Tooting, with excellent transport links and green spaces also within easy reach.

Lessingham Avenue, SW17  
Approx. Gross Internal Floor Area 682 sq. ft / 63.36 sq. m



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.



MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** C  
**EPC rating:** 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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