







This beautiful four bedroom period home provides spacious accommodation throughout. Presented in excellent condition and offered to the market with no onward chain, the property comprises a generous double reception room leading through to the large open plan kitchen/dining room. Bi-folding doors open out onto the South Westerly aspect private garden. On the upper floors, four bedrooms are serviced by two bathrooms (one ensuite), with the main family bathroom complete with both bath and shower along with his and hers sinks. Further benefits include off-street parking at the front of the property and cellar space. Sold with no onward chain.

Lebanon gardens is located 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.

- PERIOD HOUSE
- OFF-STREET PARKING
- KITCHEN/DINING ROOM
- DOUBLE RECEPTION ROOM
- FOUR BEDROOMS
- TWO BATHROOMS
- SOUTH WEST FACING GARDEN
- NO ONWARD CHAIN
- 2,066 SQ. FT



# Lebanon Gardens, London, SW18 1RH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Freehold

Internal area

Approximate gross internal area:

Total 2,066 sq ft/ 181.9 sq m



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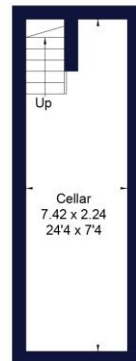


## Lebanon Gardens

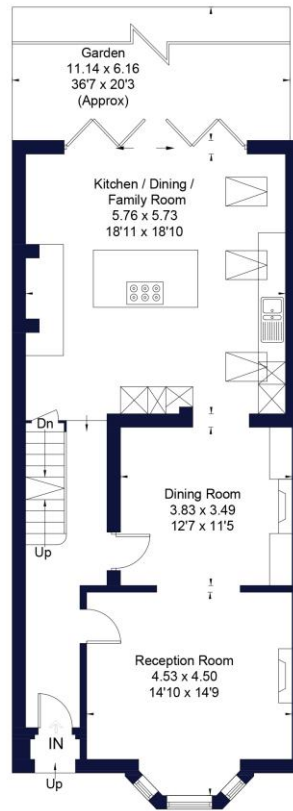
Approximate Gross Internal Area Total = 191.9 sq m / 2066 sq ft

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= Reduced headroom below 1.5m / 5'0"



**Basement**



**Ground Floor**



**Second Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID795115)

**W621 Ravensworth 01670 713330**

**Winkworth**

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