



LEBANON GARDENS, SW18  
**£5,500 PER MONTH UNFURNISHED**

An immaculate and stylishly presented four bedroom semi-detached house conveniently located between Putney, Wandsworth and Southfields

Putney, Wandsworth, Southfields & Earlsfield | 020 8877 1000

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## **DESCRIPTION:**

Extending to over 2,250 sq. ft. this house is finished to an incredibly high standard using the finest materials.

The ground floor features solid engineered oak parquet flooring with underfloor heating throughout. Towards the front of the property is a reception room with large bay window and gas stove fireplace. Adjacent is a second reception room, perfect for a playroom and/or study.

Towards the rear is a spectacular kitchen/reception room occupying the full width of the house which includes a bespoke, solid wood Neptune kitchen, high-end integrated appliances, built-in Sonos speakers and utility room, also with underfloor heating. Bi-fold doors open on to a wider than average garden laid to lawn with mature shrubs and fruit trees. A patio area provides the perfect space for alfresco dining. There is also a guest w/c as well as a generous 306 sq. ft. cellar with extensive wine racks.

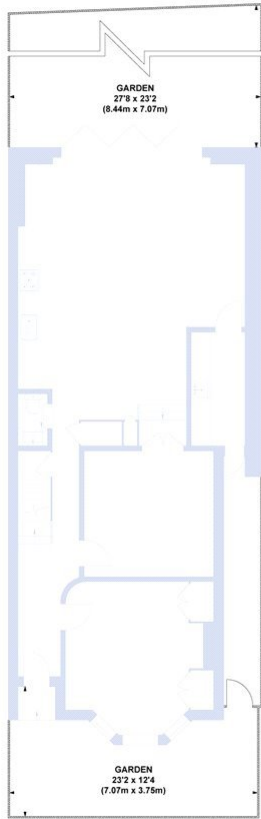
The first floor comprises three double bedrooms, including the master bedroom situated at the front of the house with bay window and high ceilings. Each bedroom is served by a contemporary family bathroom with bath and shower over. On the second floor is a fourth double bedroom next to which is a luxurious bathroom with walk-in shower. All four bedrooms benefit from built-in wardrobes providing ample storage.

Lebanon Gardens is a quiet, tree-lined residential street in a sought-after area between Putney and Wandsworth. East Putney Underground Station (District Line) is 0.53 miles away and Wandsworth Town (South Western Rail) is 0.65 miles. Motorists are well served by the A3. The area benefits from an excellent selection of local schools, both state and private, including St Michael's CE Primary School and Brandlehow Primary School.



# Lebanon Gardens, SW18

Approx. Gross Internal Area 209.50 sq m / 2255 sq ft



SITE PLAN

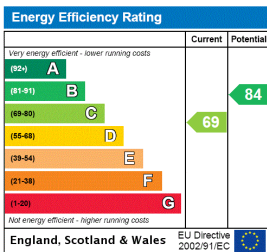
Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

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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.



**Deposit:** 6 weeks' rent

**Holding Deposit:** 1 week's rent

**Council Tax Band:** Wandsworth - G

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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