



LEVERSON STREET, SW16  
£625,000 SHARE OF FREEHOLD

## A WELL PRESENTED FOUR BEDROOM MAISONETTE WITH A GARDEN AND TERRACE.

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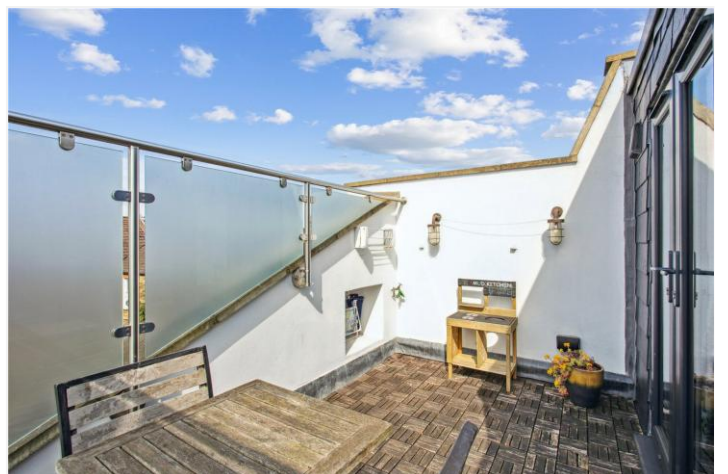


## DESCRIPTION:

This charming four-bedroom maisonette offers spacious and stylish living across two floors. On the ground floor, you'll find the rear garden, which features a combination of patio areas and a well-maintained lawn, perfect for relaxing or entertaining. The first floor boasts a bright and airy kitchen/dining area complete with engineered wood flooring, a contemporary kitchen fitted with wooden worktops and integrated appliances. Adjacent to the kitchen is the family bathroom, featuring modern fixtures and fittings. Further along the hallway are two bedrooms and a generous reception room. The reception room is fully carpeted, offering double-glazed windows, built-in storage, and a beautiful period fireplace, creating a warm and inviting atmosphere. Both bedrooms are also carpeted — the larger room includes double glazing and a period fireplace, while the smaller bedroom, currently used as a music room/study, benefits from a double-glazed window. On the second floor, you'll find two additional double bedrooms. One of the bedrooms features carpeted flooring, a skylight, and direct access to a private terrace. The master bedroom is also carpeted and benefits from an en suite bathroom and ample built-in storage.

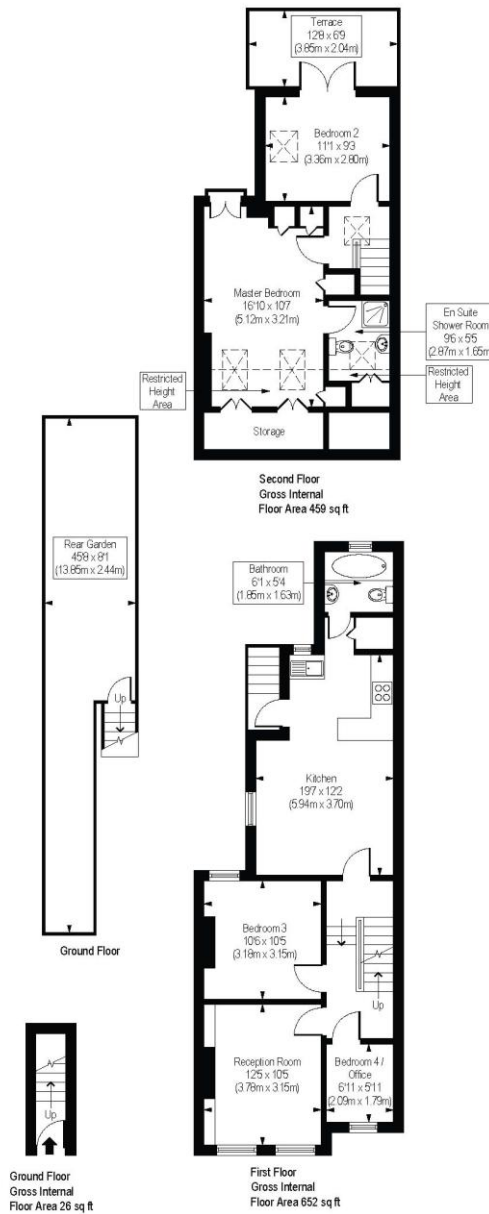
Leverson Street is a quiet, residential road nestled in the heart of Streatham, SW16, a vibrant and diverse South London neighbourhood. The street enjoys a strong sense of community and is just a short walk from Streatham Common Station (0.5miles), offering which offers direct services to London Victoria, London Bridge, and Clapham Junction. Nearby Streatham Station (0.9miles) provides additional links to Blackfriars, Farringdon, and St Pancras International, making it ideal for commuters. The nearby Streatham High Road offers a wide range of amenities including independent cafés, restaurants, gyms, and supermarkets. Residents also benefit from close proximity to Streatham Common, a large green space perfect for walks, picnics, and family outings, as well as The Rookery Gardens, a hidden gem known for its beautiful, landscaped gardens. The area is popular with families and professionals alike, thanks to its excellent transport links, green spaces, and a growing number of highly rated schools.

Wandsworth Council Tax Band: C



# Leverson Street, SW16

Approx. Gross Internal Floor Area 1137 sq. ft / 105.66 sq. m (Including Restricted Height Area & Storage)  
 Approx. Gross Internal Floor Area 1021 sq. ft / 94.90 sq. m (Excluding Restricted Height Area & Storage)



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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** TBC

**Service Charge:** £TBC per annum

**Ground Rent:** £TBC Annually (subject to increase)

**Council Tax Band:** C

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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