

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

BEAUTIFULLY DESIGNED AND
REFURBISHED DOUBLE FRONTED FAMILY HOUSE

LEACROFT AVENUE BALHAM SW12



APPROX. INTERNAL
FLOOR AREA
2,585 SQ FT / 240 SQ M
INCLUSIVE OF
OUTSIDE STORE



Knight Frank

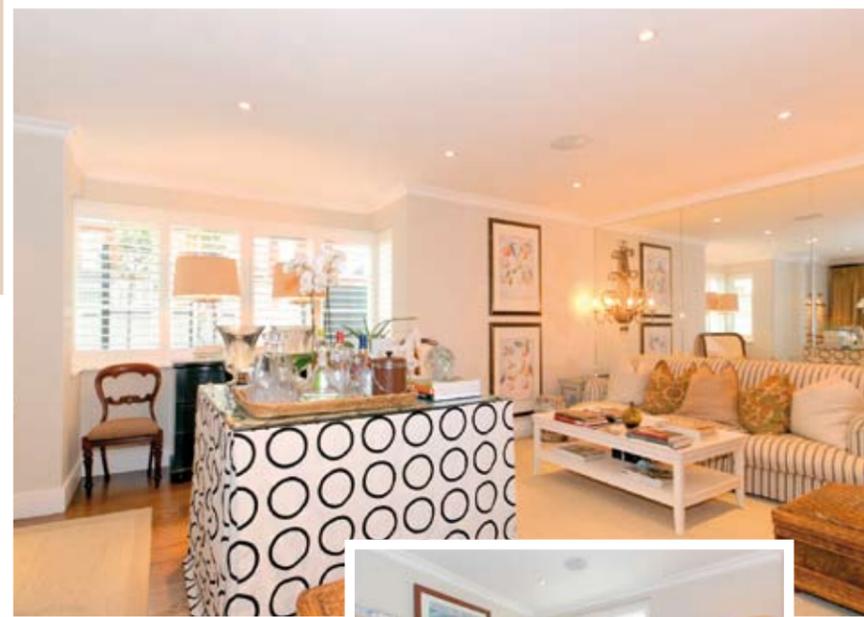
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26 Bellevue Road, London SW17 7EB

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LEACROFT AVENUE BALHAM SW12

Beautifully designed and refurbished double fronted family house, situated within a few minutes walk of Wandsworth Common station and the fashionable shops and boutiques of Bellevue Road. The property has been rebuilt to a very high specification throughout and offers a private and secluded southerly facing garden with ideal flow from the kitchen/ breakfast/dining room to the sun decked patio area.



ACCOMMODATION AND AMENITIES:-

Entrance hall. Reception room. Kitchen/breakfast family room. Utility room. 4 double bedrooms. Bedroom 5/study. 3 bathrooms (master en suite). Southerly aspect "L" shaped garden. Sun decked entertainment area. On-street parking for 2 cars.



TENURE: FREEHOLD
LOCAL AUTHORITY:- WANDSWORTH
GUIDE PRICE:- £2.25 MILLION

