



## **RUSSELL SIMPSON**

Delightful four-bedroom family  
home to rent with views towards  
Clapham Common

LEATHWAITE ROAD  
CLAPHAM SW11

Leathwaite Road

Let

BEDROOMS 4	INTERNAL  3,044 SQ FT  282 SQM	OUTDOOR  979 SQ FT	FURNISHED STATUS  Furnished
BATHROOMS 4		EPC  D	COUNCIL TAX  Wandsworth Council, H

# The Property

Charming house with garden, balcony and spacious interiors on a quiet residential road

The house is decorated in a colourful and characterful fashion. It is presented in good condition, with wooden floors creating a sense of harmony throughout.





## Indoor Spaces

Stepping into the house on the raised ground floor, the entrance hall leads into a generous reception room. As well as space for separate dining and seating areas, this room flows through to an open-plan kitchen with fitted units, a central island and an informal breakfast area. A west-facing bay window creates a double aspect and fills this lofty space with light.







## Family Room

Downstairs is a family television room with bifolding doors leading out onto a patio and giving access to the garden. This room has an ensuite bathroom, while a utility room and further storage space completes the level.



## The Principal Bedroom

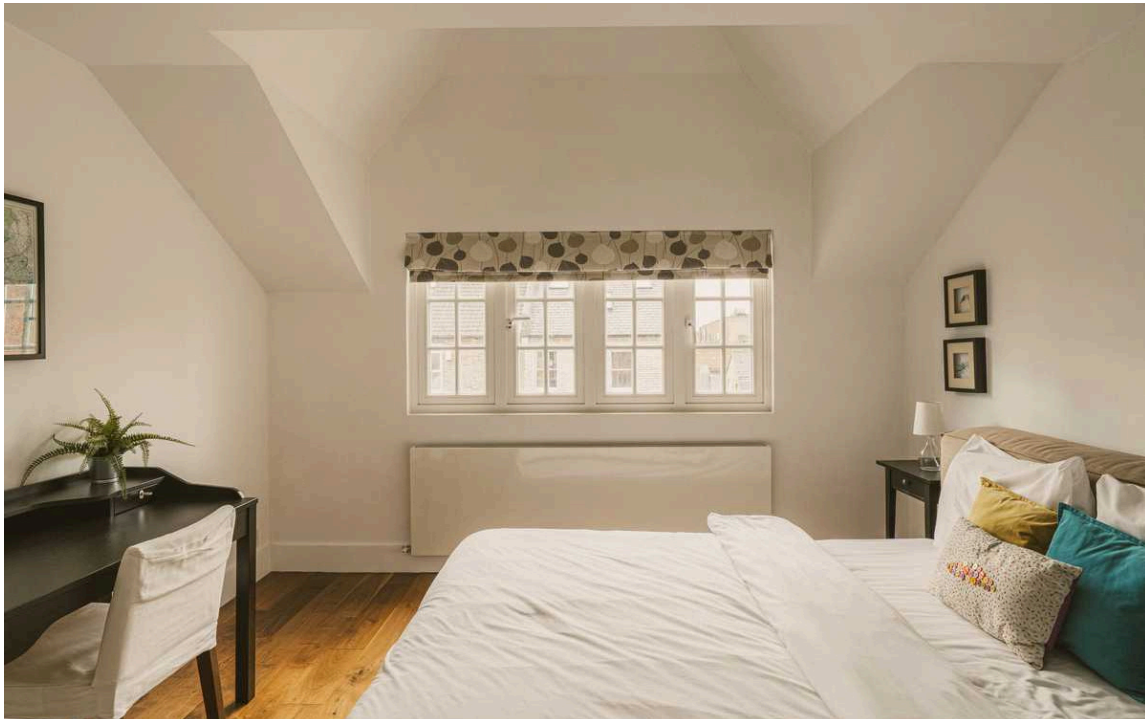
The first floor is entirely occupied by the exceptional principal bedroom suite. It includes a bedroom with a balcony, a dressing room, a generous bathroom with bathtub and shower, and further storage space. This floor also contains a guest WC on the half-landing.





## Further Bedrooms

The second floor features two more bedrooms and two more bathrooms, one of them ensuite. The third floor offers a final bedroom, with overhead skylights and additional storage space.







## Outdoor Spaces

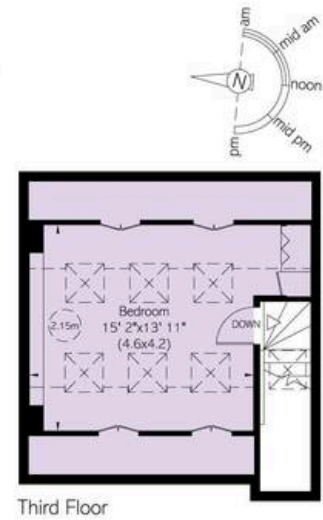
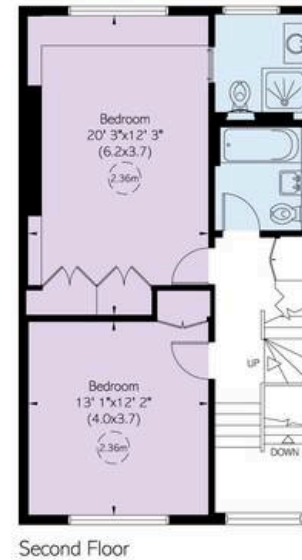
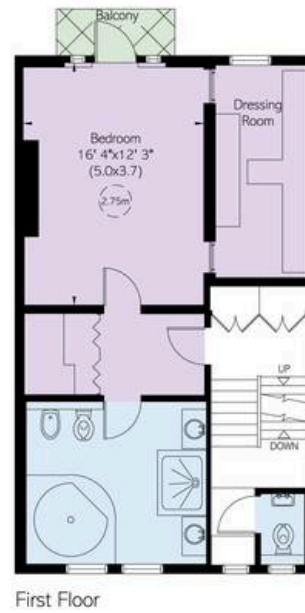
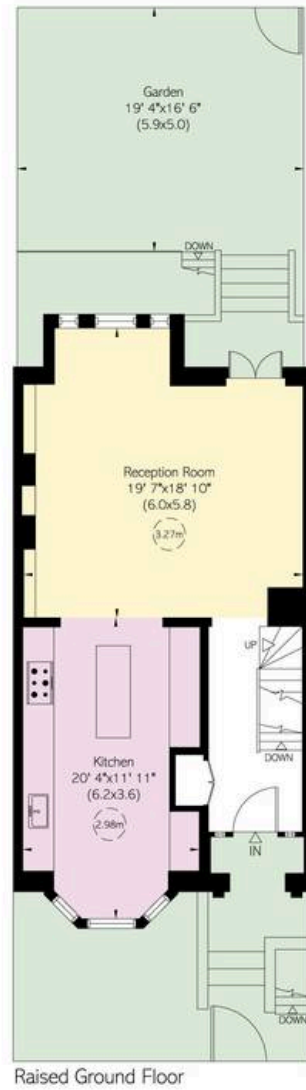
The house includes a rear garden with enough space for outdoor dining. There is also a rear balcony with views towards Clapham Common. Moreover, the house is set back from the pavement, giving an added sense of privacy.





## The Neighbourhood

Leathwaite Road is a quiet residential address in Clapham lined with attractive, pastel-painted houses. From here, the open spaces of Clapham Common are close, while Clapham Junction station is also nearby. Furthermore, the many restaurants and shops of St John's Road are within easy reach. Finally, the neighbourhood is well-supplied with schools.



## Leathwaite Road, SW11

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### Approximate Internal Area

3,044 sq ft/ 283 sq m

### Including limited use area, storage, outside storage and vault

248 sq ft/ 23 sq m

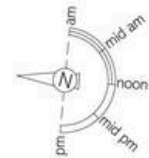
### Including locked no access estimated area

203 sq ft/ 19 sq m

### Outside Area

979 sq ft/ 91 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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