

**Leander Road, Brixton, SW2**

5 bedroom house for sale

**£1,250,000**

Freehold

## Property Details

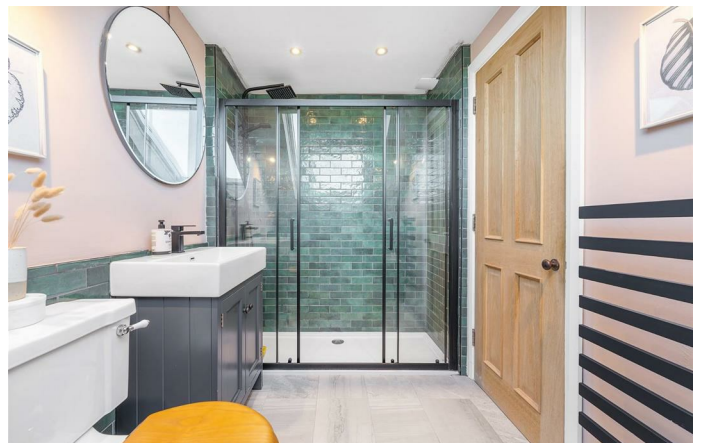
An exceptionally spacious five double bedroom, four bathroom Victorian house, wider than many homes locally and set on the highly regarded Leander Road. Lovingly maintained and thoughtfully enhanced, this elegant home blends refined period detail with modern comfort. Recent upgrades include a loft extension, repointed brickwork and landscaped frontage, while original features such as decorative cornicing and tiled flooring sit alongside high-quality double glazing. A wide entrance hall leads to a bright double-aspect reception and dining room, featuring high ceilings, elegant cornicing and a wood-burning stove. French doors from the dining area open directly to the garden. A generous kitchen diner forms a sociable family hub, with wraparound cabinetry, feature fireplace and garden access. The garden is beautifully maintained, with a raised deck ideal for entertaining. Across the upper floors are five well-proportioned double bedrooms, three with en suite bathrooms. The principal suite occupies the top floor, complete with Juliet balcony, fitted wardrobes and a luxurious en suite beneath a skylight. Further benefits include a cellar, excellent soundproofing, reinforced loft access and outstanding natural light.

Council tax band F

EPC rating D (60)

## Features

- Five double bedrooms
- Four bathrooms
- South-East facing garden plus Juliet balcony
- Victorian freehold house
- Over 2,000 square feet
- Beautifully characterful features including a wood-burning stove
- Popular residential street with annual party
- Brockwell Park a four-minute stroll
- Brixton and Herne Hill town centres within a fifteen minute walk





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**5 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **2336 SQ FT / 217 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **2231 SQ FT / 207.3 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **2336 SQ FT / 217 SQ M**  
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While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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