



GREAT HARRY DRIVE

LEVERHOLME GARDENS

FOR SALE  
COCKBURN  
ESTATE AND LETTINGS AGENTS  
01273 8857 8857  
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**COCKBURN**  
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# Leverholme Gardens, Mottingham, SE9

£525,000

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- Chain Free Sale
- Two Reception Rooms
- Well Maintained Rear Garden
- Excellent Transport Links Nearby
- EPC Rating D - Potential B
- Three Bedroom Semi-Detached House
- Ample Space Throughout
- Within Easy Reach Of Mottingham Village Shops & Amenities
- Catchment Area For Highly Regarded Schools
- Council Tax Band D - Royal Borough Of Greenwich



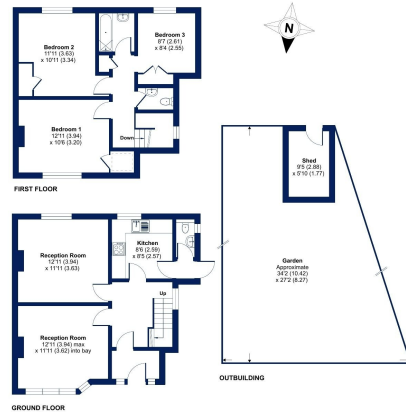
**\*\*\* CHAIN FREE \*\*\***

*Cockburn are pleased to present to the market this versatile three bedroom semi-detached home on Leverholme Gardens, ready for a new family to move in and make their forever home!*



**Leverholme Gardens, London, SE9**

Approximate Area = 1050 sq ft / 97.5 sq m  
 Outbuilding = 55 sq ft / 5.1 sq m  
 Total = 1105 sq ft / 102.6 sq m  
 For identification only - Not to scale



Energy Performance Certificate (EPC) Floor plan produced in accordance with BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2024). © Cockburn 2024. Prepared for Cockburn Estate Agents. 802 / 101020

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>84</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>67</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**Cockburn EA**

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