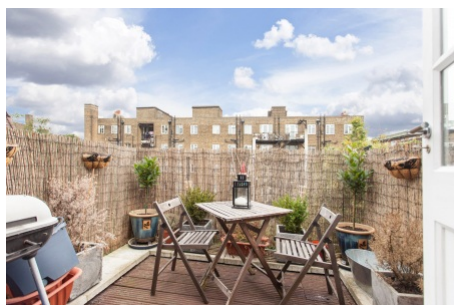


## Leigham Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£450,000**

- Two bedrooms, two bathrooms
- Roof terrace

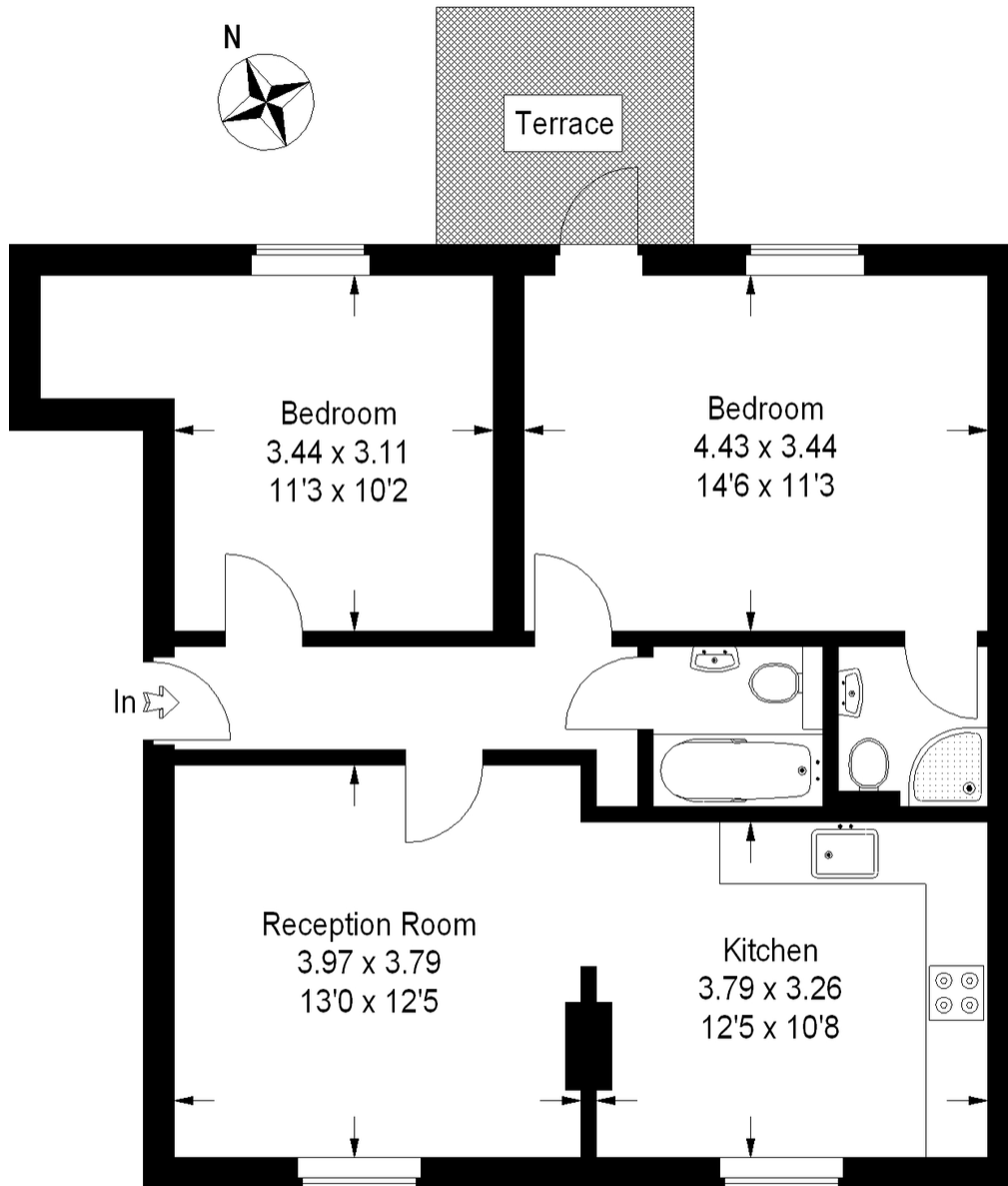


A spacious (approx 743 sq ft / 69 sq mtrs) two bedroom, two bathroom top floor flat located yards from Streatham Hill Station. The accommodation comprises two large double bedrooms one with en-suite, a second bathroom, large living room with separate kitchen/dining area, a roof terrace and access to off-street parking.

The property is part of a well established block in a secluded position just off the High Road and on the doorstep of the shops, bars and restaurants of Streatham Hill. It is presented in excellent condition throughout.

# Endsleigh Mansions

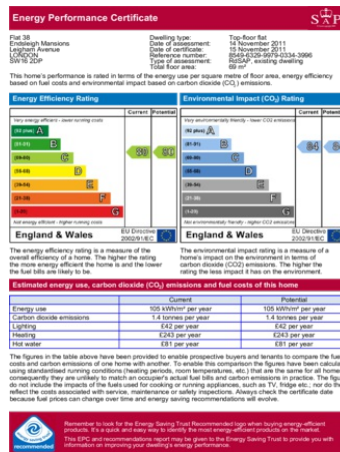
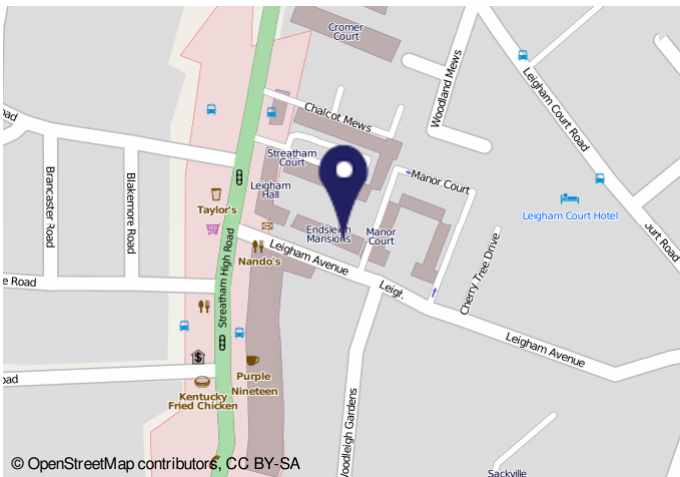
Approximate Gross Internal Area :- 69 sq m / 743 sq ft



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID12299)



**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.