

Leigham Court Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

- Two bedroom flat
- Share of freehold

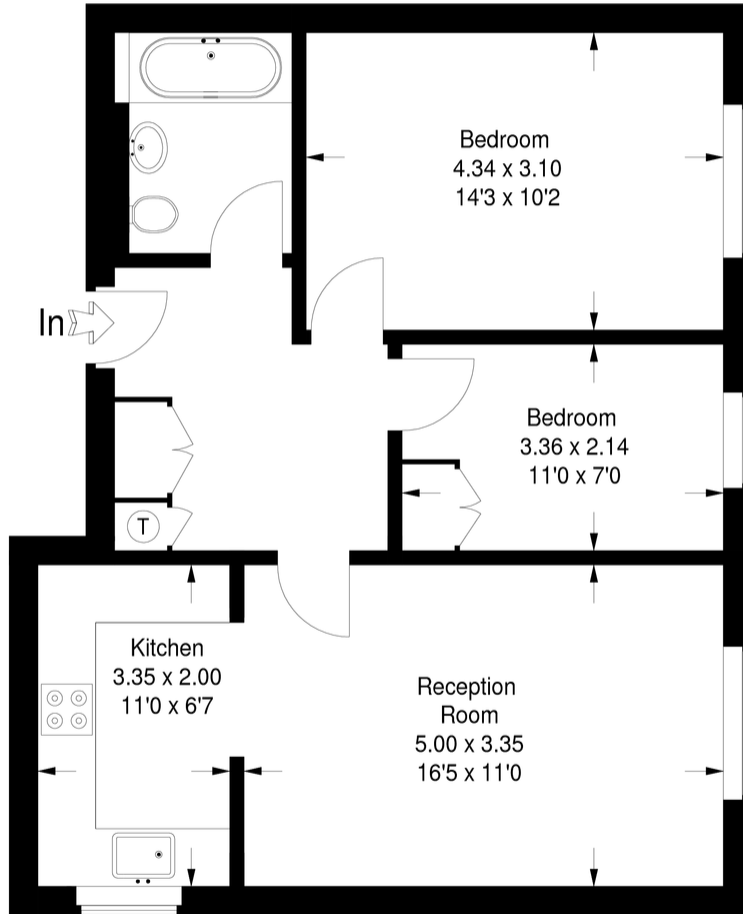


A very well presented two bedroom, purpose-built flat in this well run development with share of freehold and garage.

The flat is bright, spacious and well looked after and in a securely gated small block a short walk from Streatham Common. At the other end of the road is Streatham Hill Station with its excellent array of shops, bars and restaurants and overground rail station.

Norman Court

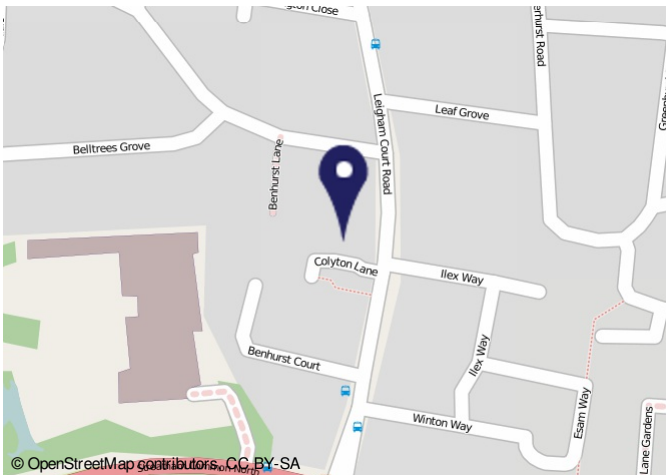
Approximate Gross Internal Area
59.4 sq m / 639 sq ft



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. (ID286223)



| Energy Performance Certificate | | | |
|---|---------------------------------|---|--|
| Energy Efficiency Rating | | Environmental Impact (CO₂) Rating | |
| Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home: | | | |
| | Current | Potential | |
| Energy use | 360 kWh/m ² per year | 431 kWh/m ² per year | |
| Carbon dioxide emissions | 3.2 tonnes per year | 3.8 tonnes per year | |
| Lighting | £39 per year | £44 per year | |
| Heating | £297 per year | £348 per year | |
| Hot water | £245 per year | £111 per year | |

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.