

## Streatleigh Court, Streatham SW16

Borough: Lambeth

**£1,400 pcm**

- Three bedroom flat
- Top floor



A sensational three bedroom flat with far reaching views over London, that is just seconds from the excellent Streatham Hill Station. The flat is presented in stylish condition throughout with a modern kitchen, contemporary bathroom and original wooden floors.

It is also located on the top floor of the building, meaning not only do you have no-one above you but it is also extremely bright. Streatleigh Court is on the corner of Leigham Court Road and the High Road, so it is incredibly convenient for the ever-improving array of shops, bars and restaurants in the area.

This property is managed by Brooks, comes furnished, and is available now.

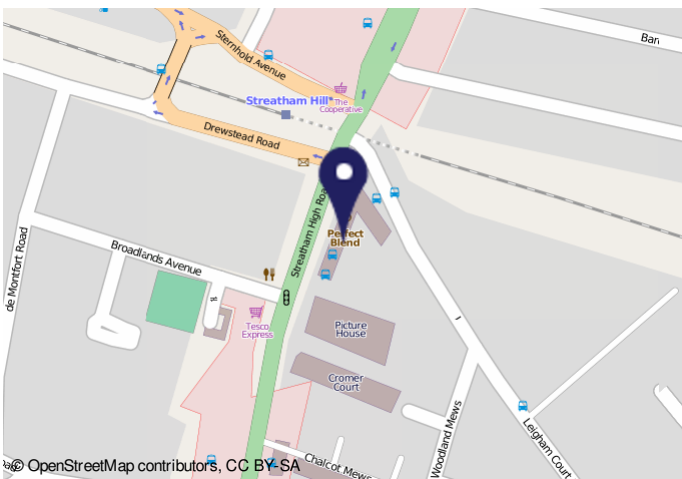
# Streatleigh Court

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft



## Sixth Floor

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. (ID329986)



Energy Performance Certificate			
<b>Energy Efficiency Rating</b> 		<b>Environmental Impact (CO<sub>2</sub>) Rating</b> 	
<b>Estimated energy use, without double (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
Energy use	Current: 4310 kWh/year	Potential: 3210 kWh/year	
Carbon dioxide emissions	Current: 4.0 tonnes/year	Potential: 3.0 tonnes/year	
Lighting	Current: £56 per year	Potential: £60 per year	
Heating	Current: £900 per year	Potential: £860 per year	
Hot water	Current: £111 per year	Potential: £90 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.