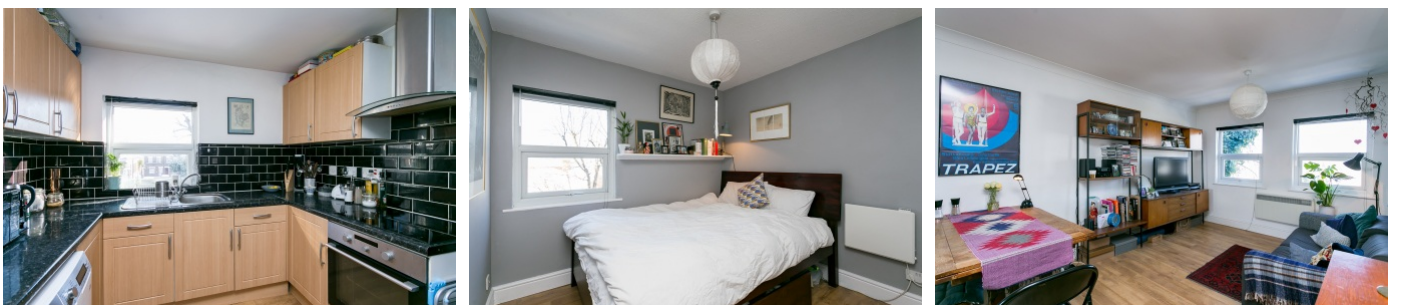


Leigham Court Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £275,000

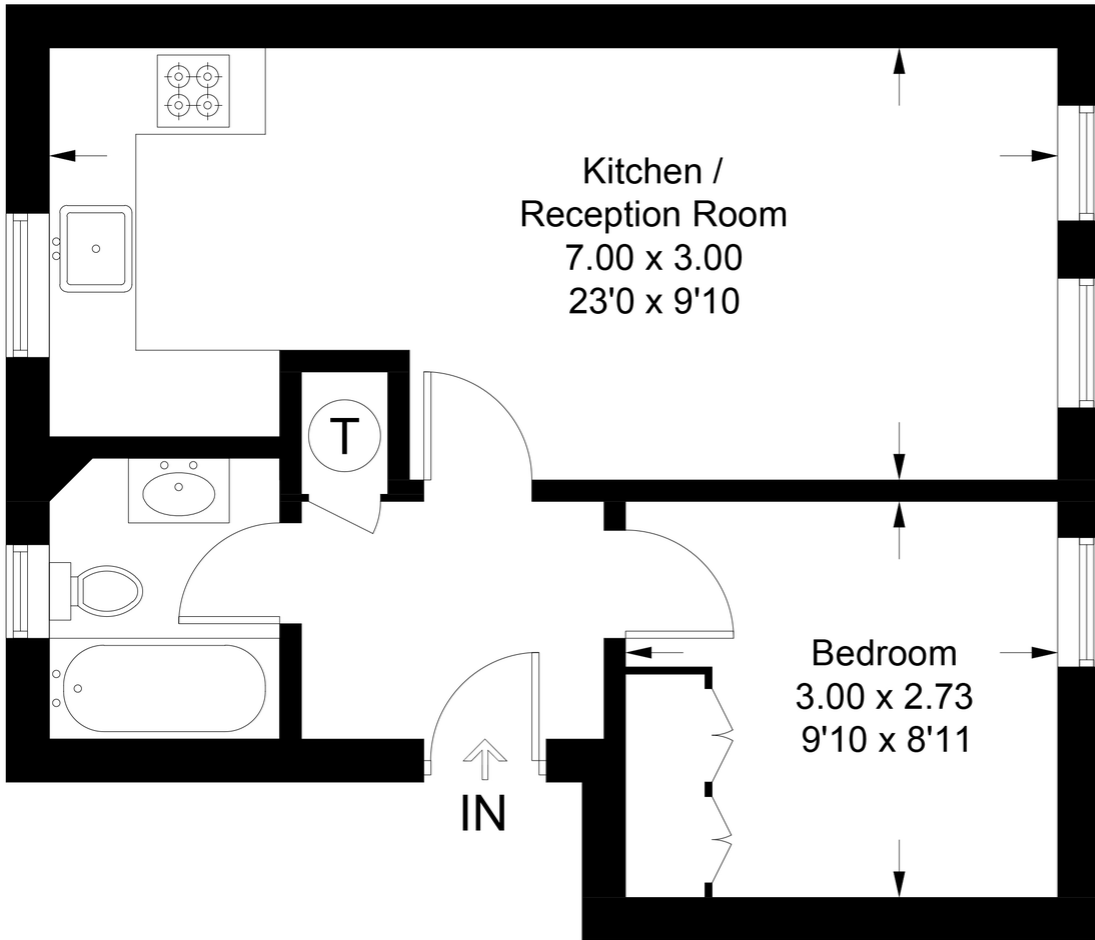
- One bedroom
- Stunning far-reaching views



A lovely one bedroom flat in this attractive building with stunning, far-reaching views South of London. The property has large kitchen and open-plan reception with separate bedroom and bathroom. The flat is beautifully presented and the building is well run. Leigham Court Road connects the lovely wide-open spaces of Streatham Common and the Rookery at one end with the excellent transport links, shops, bars and restaurants of Streatham Hill at the other. There is also a bus stop directly outside the property which will take you to the High Road in 5 minutes.

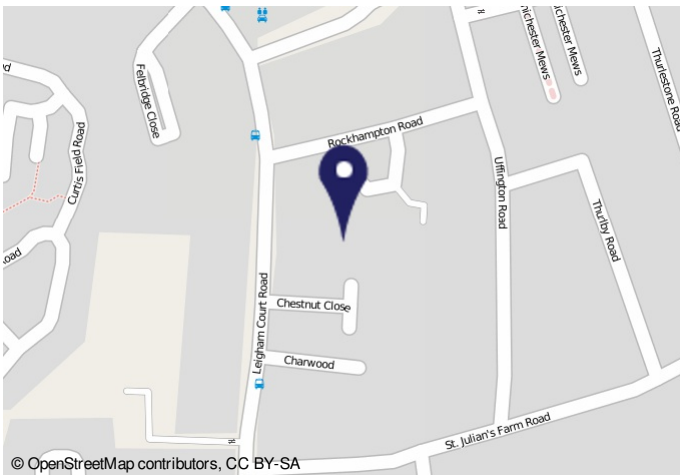
Leigham Court Road

Approximate Gross Internal Area = 37.0 sq m / 398 sq ft



Second 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. (ID1416594)



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Energy Performance Certificate

File # 273, Leigham Court Road, LONDON, SW19 2SB
 Dwelling type: The floor flat
 Date of assessment: 20 August 2009
 Date of certificate: 20 August 2009
 Reference number: 288-6204-6270-7676-6026
 Total floor area: 35 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	41	77

Environmental Impact (CO ₂) Rating	Current	Potential
A		
B		
C		
D		
E		
F	76	65
G		

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of the home			
	Current	Potential	
Energy cost	236 additional per year	302 additional per year	
Carbon dioxide emissions	1.8 tonnes per year	1.9 tonnes per year	
Lighting	£31 per year	£20 per year	
Heating	£295 per year	£181 per year	
Hot water	£100 per year	£100 per year	

Based on standardised assumptions about occupancy, heating systems and geographical location. The above table provides an indication of the costs & fuel use to provide lighting, heating and hot water to the home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The EPC and accompanying report must be given to the Energy Saving Trust to provide you with the address on how to save energy and to find out about other available help. Make your home more energy efficient and save £250 a year. Visit www.energysavingtrust.org.uk

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.