

## Leigham Vale, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£500,000**

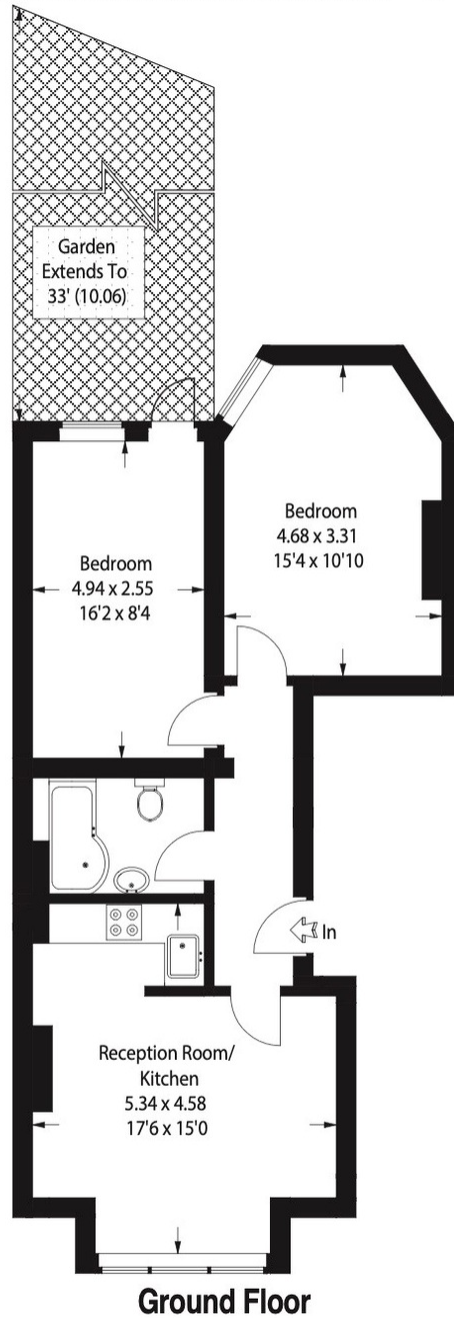
- Chain free
- Private garden



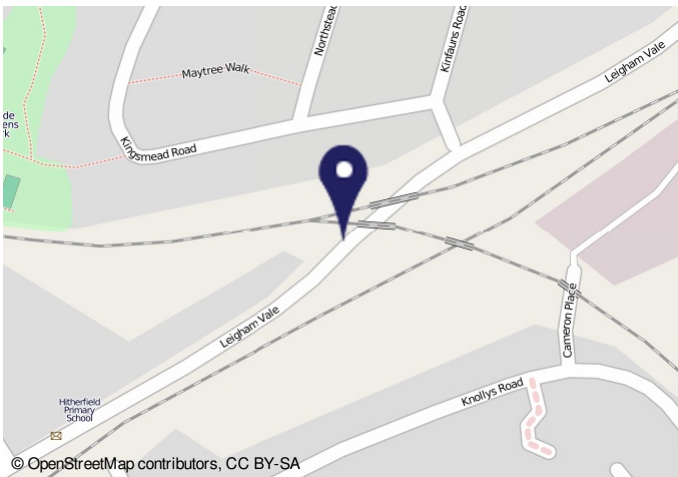
A smart two double bedroom ground floor flat with a private garden. This ground floor flat comprises a large and bright, open plan living room/kitchen, two double bedrooms, modern tiled bathroom and a modern landscaped garden. Tulse Hill station is a short walk away and provides a direct route to London Bridge. There are also shops and bars on the high street and many bus routes into the city.

# Leigham Vale

Approximate Gross Internal Area = 61 sq m / 657 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. (ID78124)



Energy Performance Certificate			
<b>Energy Efficiency Rating</b> 		<b>Environmental Impact (CO2) Rating</b> 	
<b>Estimated energy use, without double (CO2) emissions and fuel costs of this home</b>		<b>Estimated energy use, with double (CO2) emissions and fuel costs of this home</b>	
Energy use	363 kWh/m² per year	363 kWh/m² per year	363 kWh/m² per year
Carbon dioxide emissions	3.0 tonnes per year	3.0 tonnes per year	3.0 tonnes per year
Lighting	£27 per year	£27 per year	£27 per year
Heating	£372 per year	£433 per year	£433 per year
Hot water	£104 per year	£85 per year	£85 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.