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Leigham Vale, Streatham SW16

Tenure: Share of Freehold   Borough: Lambeth

£450,000

- **Share of freehold**
- **Large private garden**

A charming ground floor period conversion in excellent condition with a mature and secluded West-facing large private garden. This pretty one-bed flat has a good-sized eat-in kitchen with integrated dishwasher; separate reception room with a working fireplace and bay window; and fitted wardrobes in the bedroom. There is further storage in the cellar, which is also used for utility space. The property benefits from high ceilings and many original period features including ceiling roses and the original stained-glass kitchen door. Streatham Hill and Tulse Hill mainline stations are nearby giving direct access to London Bridge, Victoria and City Thameslink destinations. Close by are the open areas of Hillside Gardens with its tennis courts and outdoor gym as well as Brockwell Park. The property also has a share in the freehold.
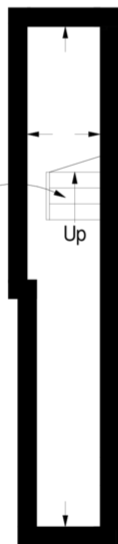
Leigham Vale

Approximate Gross Internal Area
(Excluding Reduced Headroom)
56.8 sq m / 611 sq ft
Cellar = 8.5 sq m / 91 sq ft
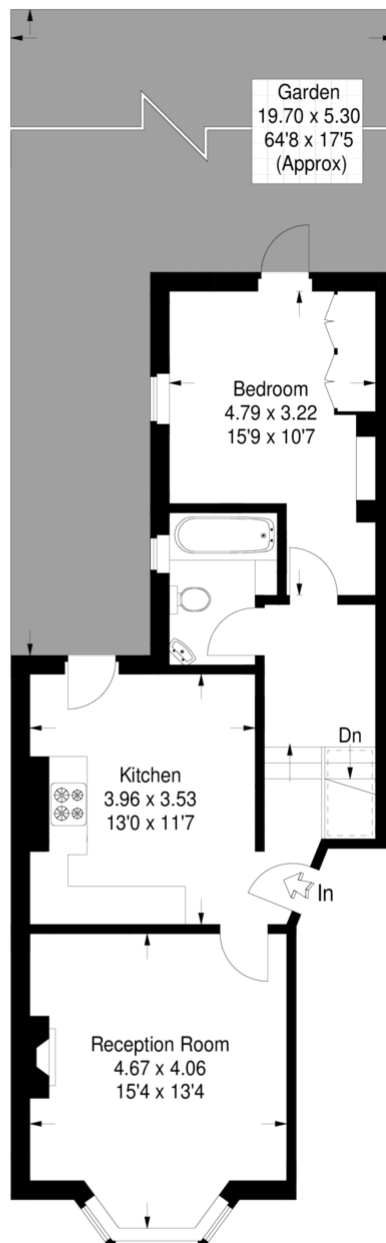Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 66.2 sq m / 712 sq ft

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Garden
19.70 x 5.30
64'8 x 17'5
(Approx)

Bedroom
4.79 x 3.22
15'9 x 10'7

Cellar
7.92 x 1.16
26'0 x 3'10

Up

Dn

Kitchen
3.96 x 3.53
13'0 x 11'7

In

Reception Room
4.67 x 4.06
15'4 x 13'4

Cellar

Ground Floor

⬚ = Reduced headroom below 1.5 m / 5'0

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. (ID273761)

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