

## Leigham Court Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£350,000**

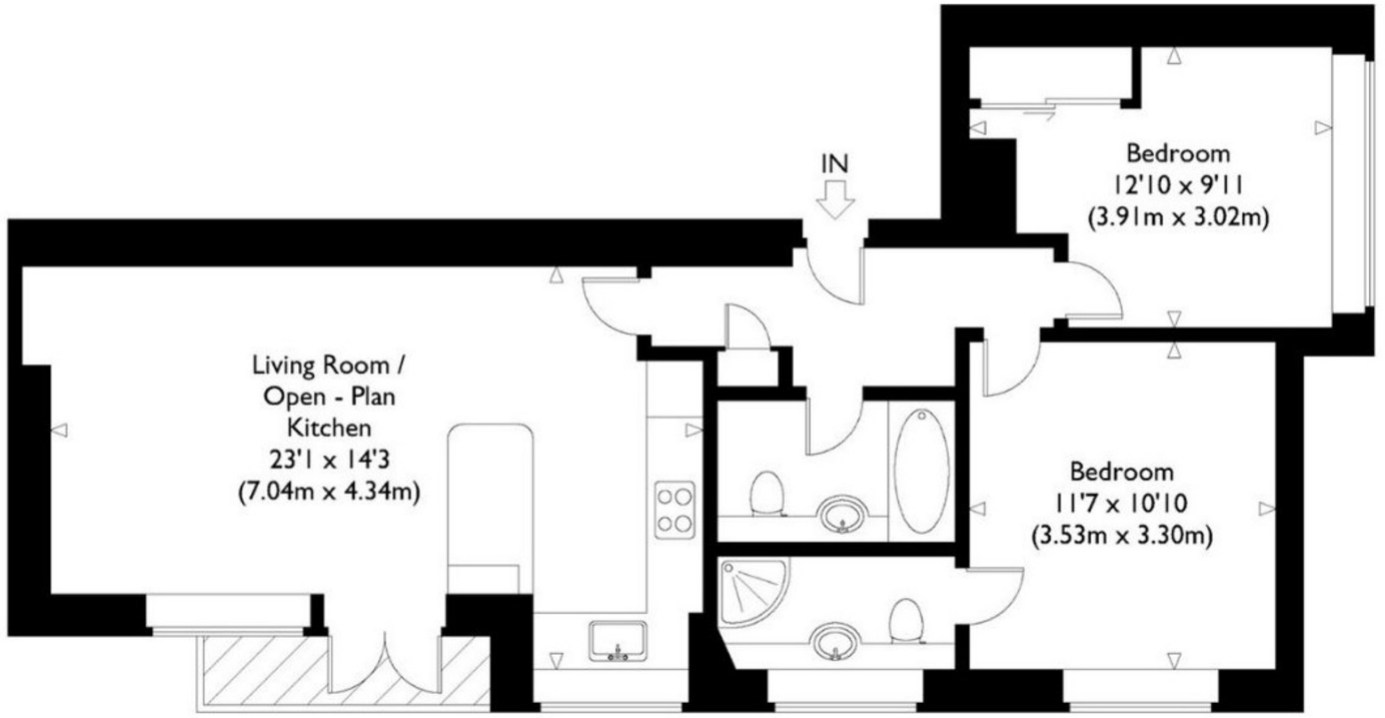
- Two double bedrooms
- Two bathrooms



This stunning two bedroom top floor flat with breathtaking views is offered to the market chain free. It comprises of a spacious open plan kitchen living room with access to a private balcony. This flat also boasts a large master bedroom with an en-suite shower room, further family three piece bathroom and a second double bedroom. There is ample storage throughout and off street parking. Carew House is located just off Leigham Court Road. Streatham Hill Station serving London Victoria via Clapham Junction is within half a mile with a wonderful array of shops and bars found along Streatham High Road. Alternatively Tulse Hill station is a 15 minute walk with overground links into London.

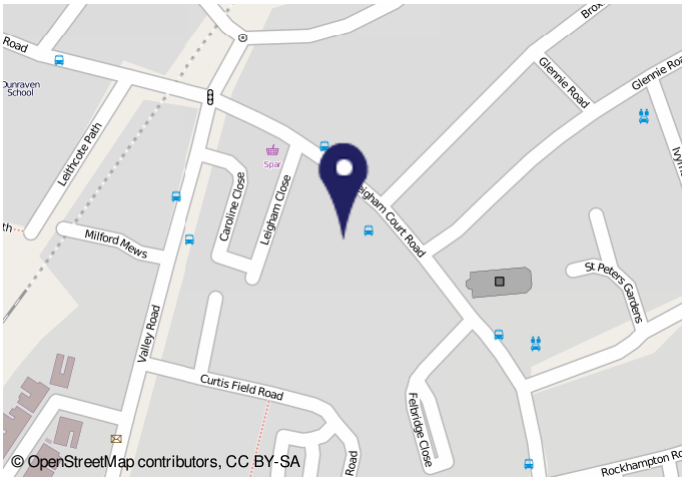
# Leigham Court Road, SW16

Approximate Gross Internal Floor Area : 684 sq ft / 63.5 sq m



Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Energy Performance Certificate**

Flat 24 Carve House, 132, Leigham Court Road, LONDON, SW16 2PL  
 Dwelling type: Top-floor flat Reference number: 0855-2821-6664-6966-1481  
 Date of assessment: 19 June 2018 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 28 June 2018 Total floor area: 63 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 3,234**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 1,575 over 3 years	£ 1,575 over 3 years	Not applicable
Hot Water	£ 1,536 over 3 years	£ 1,536 over 3 years	
<b>Totals</b>	<b>£ 3,234</b>	<b>£ 3,234</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy used for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

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

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

**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.