

## Leigham Avenue, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£375,000**

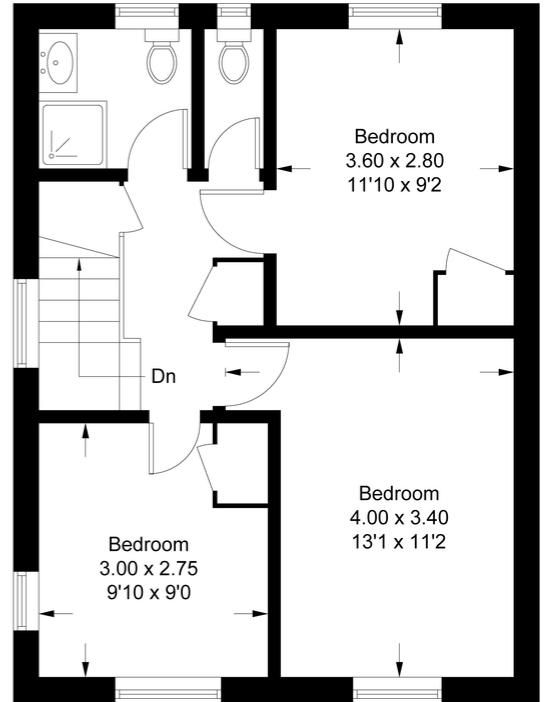
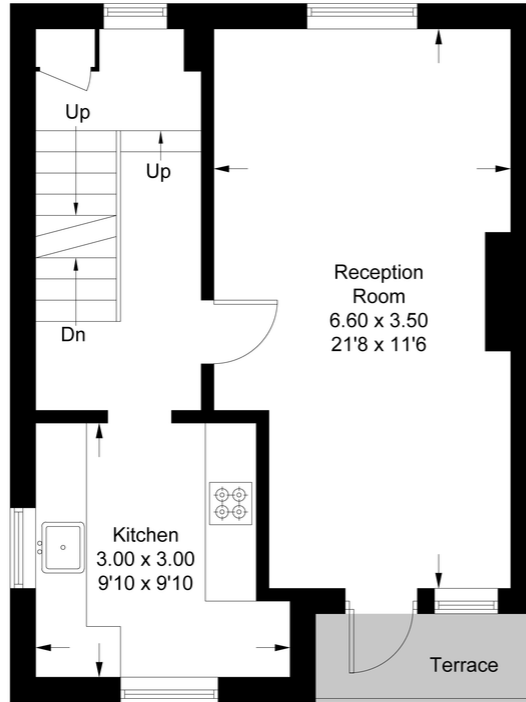
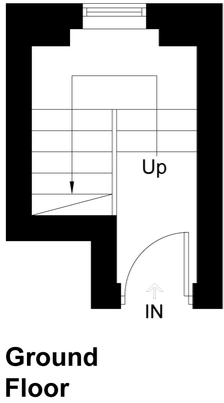
- Approx 949sq ft of living space
- Three large bedrooms



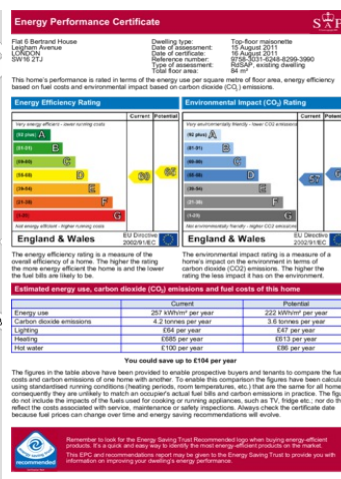
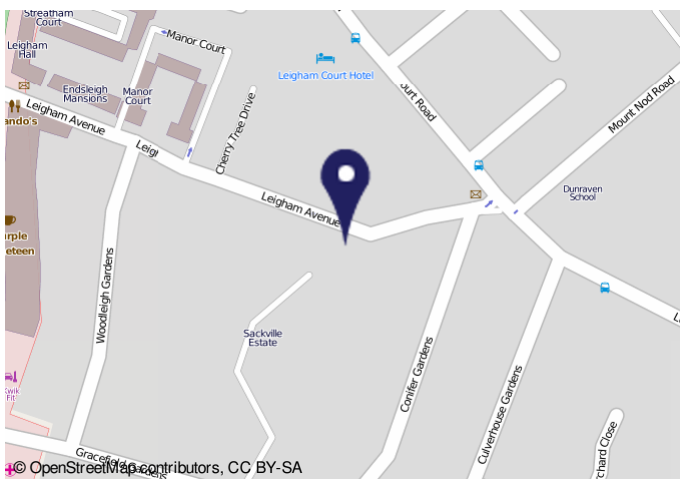
This generously sized three bedroom flat is offered to the market with no onward chain. The purpose built Mansion House comprises of only 6 apartments. The property has a private ground floor entrance leading up to an eat in kitchen and a large double reception room with a balcony overlooking the communal gardens. The second floor has three generously sized true double bedrooms. Leigham Avenue is moments from Streatham High Street and its wealth of shops, bars and restaurants and only a short walk from the three Streatham rail stations.

# Bertrand House

Approximate Gross Internal Area  
88.2 sq m / 949 sq ft



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. (ID694089)



**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.