

Leigham Vale, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£325,000

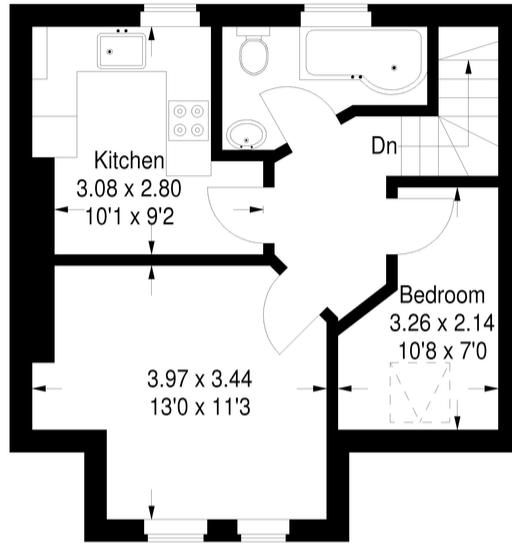
- Top floor conversion
- Very short walk to Tulse Hill station



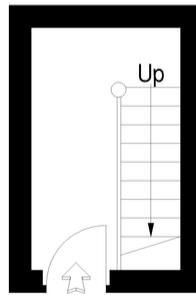
This beautiful one bedroom, conversion flat is on the top floor of a handsome Victorian building a short walk from the excellent rail links of Tulse Hill, the shops, bars and restaurants of West Norwood and Streatham Hill and the brilliant Hillside Gardens park. The flat is presented in excellent order, arranged over two levels and comes with a long leasehold.

Leigham Vale

Approximate Gross Internal Area
44 sq m / 474 sq ft

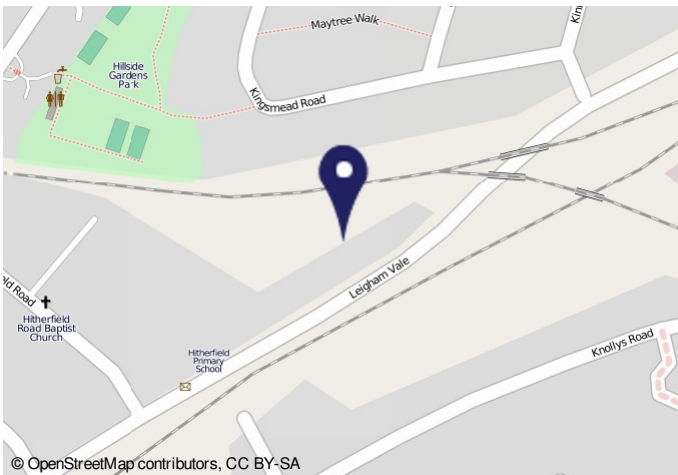


Second Floor



First Floor

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. (ID 104110)



Energy performance certificate (EPC)

110/2020 Energy performance of building register

SHOVED FLOOR FLAT 21 LINDSAY ROAD LEIGHAM VALE LE10 2PS	Energy rating C
Valid until 2 November 2025	Certificate number 2250-9620-8609-1180-0228

Property type
Top-floor flat

Total floor area
39 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply to you at <https://www.gov.uk/guidance/energy-performance-of-buildings-regulations-2018>.

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

View this energy certificate digital certificate on the energy register at <https://www.gov.uk/guidance/energy-performance-of-buildings-register>

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.