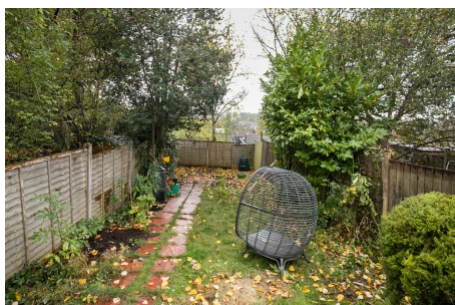


## Leigham Court Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£800,000**

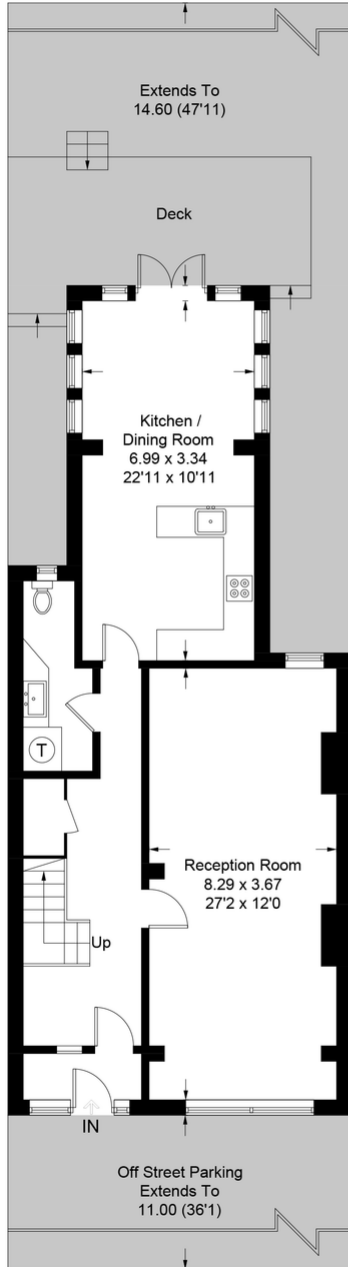
- Four bedrooms, two bathrooms
- Far reaching views and south facing garden



This is a well-proportioned four bedroom, two bathroom house located close to Streatham Common and the Rookery, ideal for a family. The accommodation is spacious and light and serves all the needs of a family with parking, a toilet on each of the three floors and a good-sized back garden. In addition there are two dining, or work from home spaces, a utility room, underfloor heating in the main bathroom and ample storage. West Norwood and Streatham are the nearest stations giving alternative routes into the city and the bus stop on the road gives an additional commuter link.

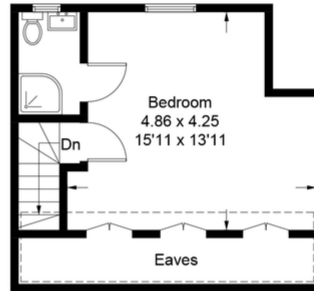
# Leigham Court Road

Approximate Gross Internal Area = 148 sq m / 1593 sq ft  
 (Excluding Reduced Headroom / Void)  
 Reduced Headroom = 8.1 sq m / 87 sq ft  
 Total = 156.1 sq m / 1680 sq ft

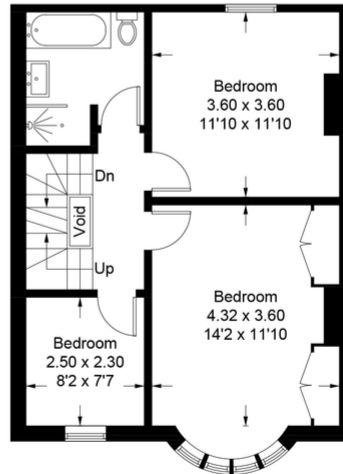


**Ground Floor**

= Reduced headroom below 1.5m / 5'0

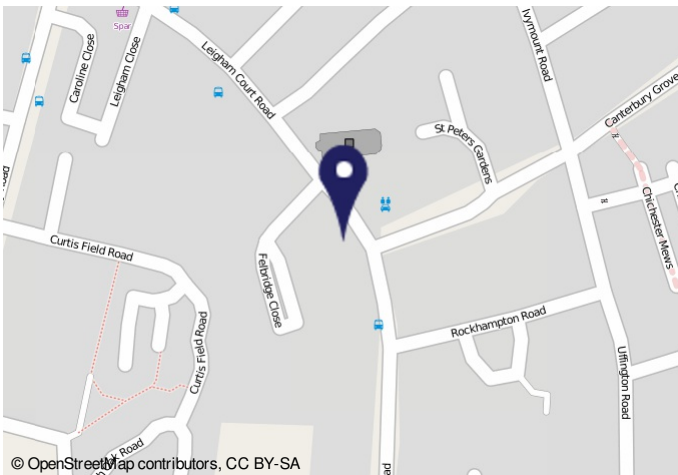


**Second Floor**



**First Floor**

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. (ID698672)



© OpenStreetMap contributors, CC BY-SA

## Energy performance certificate (EPC)



**Property type**  
Mid-terrace house

**Total floor area**  
144 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 the minimum energy efficiency standards for rental properties.

### 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 gov.uk using certificate number 8390-3186-8422-9424-1603

**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.