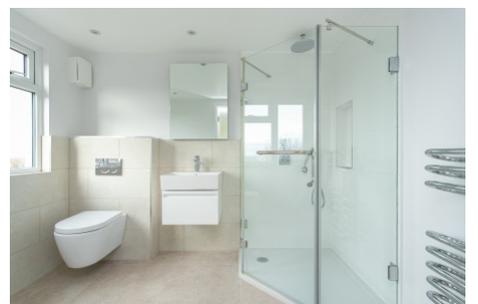


Leigham Court Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£775,000

- Four bedroom family house
- Refurbished with two new bathrooms with underfloor heating



This four bedroom, two bathroom house is bright and spacious throughout and has just undergone refurbishment and redecoration throughout. There is a large open plan kitchen reception room to the rear which overlooks and has access on to a new raised sun deck and garden both south facing. Streatham Common is at the top of the road with large open parkland, the landscaped gardens of the Rookery and new children's play area. Bus services are on Leigham Court Road or the three Streatham Stations providing different routes into the city are all within a 15 minute walk.

Leigham Court Road

Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft

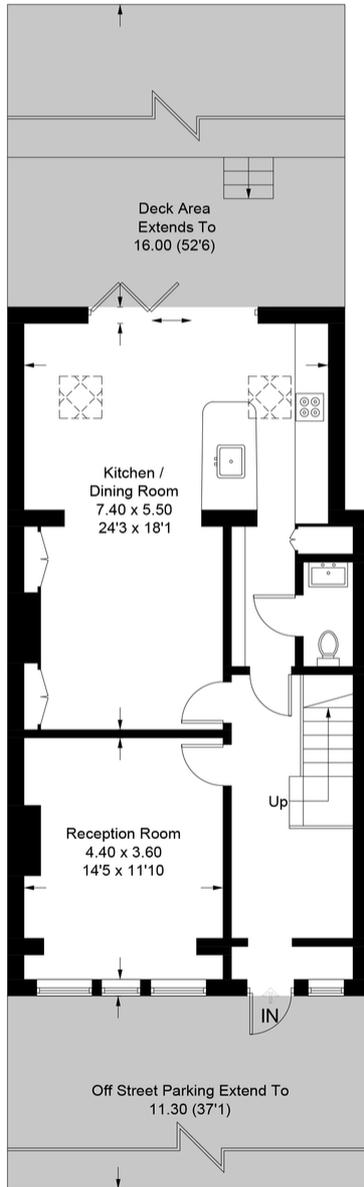
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 15.9 sq m / 171 sq ft

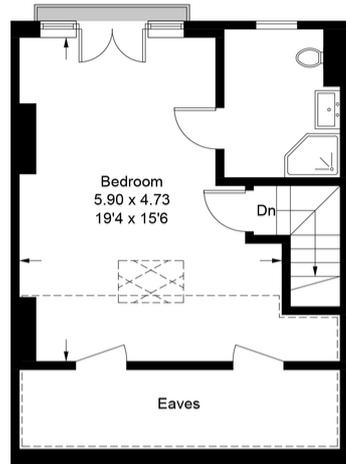
Total = 160 sq m / 1722 sq ft



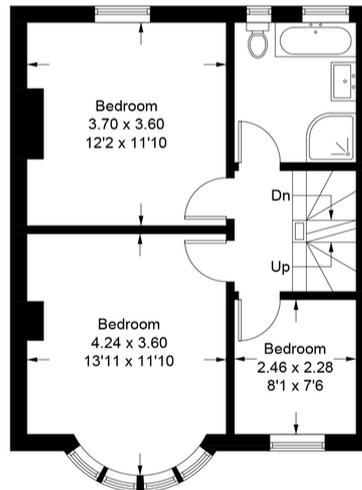
= Reduced headroom below 1.5m / 5'0"



Ground Floor

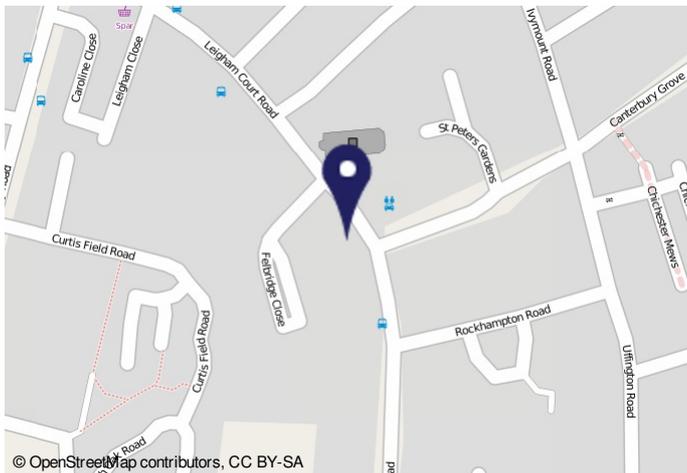


Second Floor



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. (ID723378)



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2102021 Energy performance certificate (EPC): Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

115, LEIGHAM COURT ROAD
LONDON
E9 9E 2RS

Energy rating **C**

Valid until 9 February 2031 Certificate number: 9140-2684-6220-2149-6211

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. You can also read the guidance on how to improve the energy performance of your property.

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

You'll find energy certificate digital certificates on gov.uk/energy-certificates/160-2284-4220-2149-6211

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.