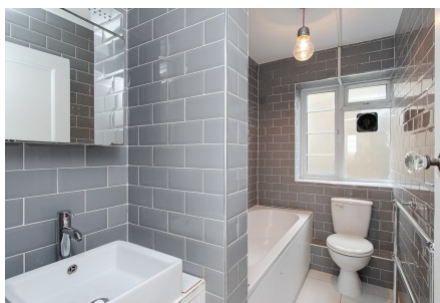


Streatham High Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £425,000

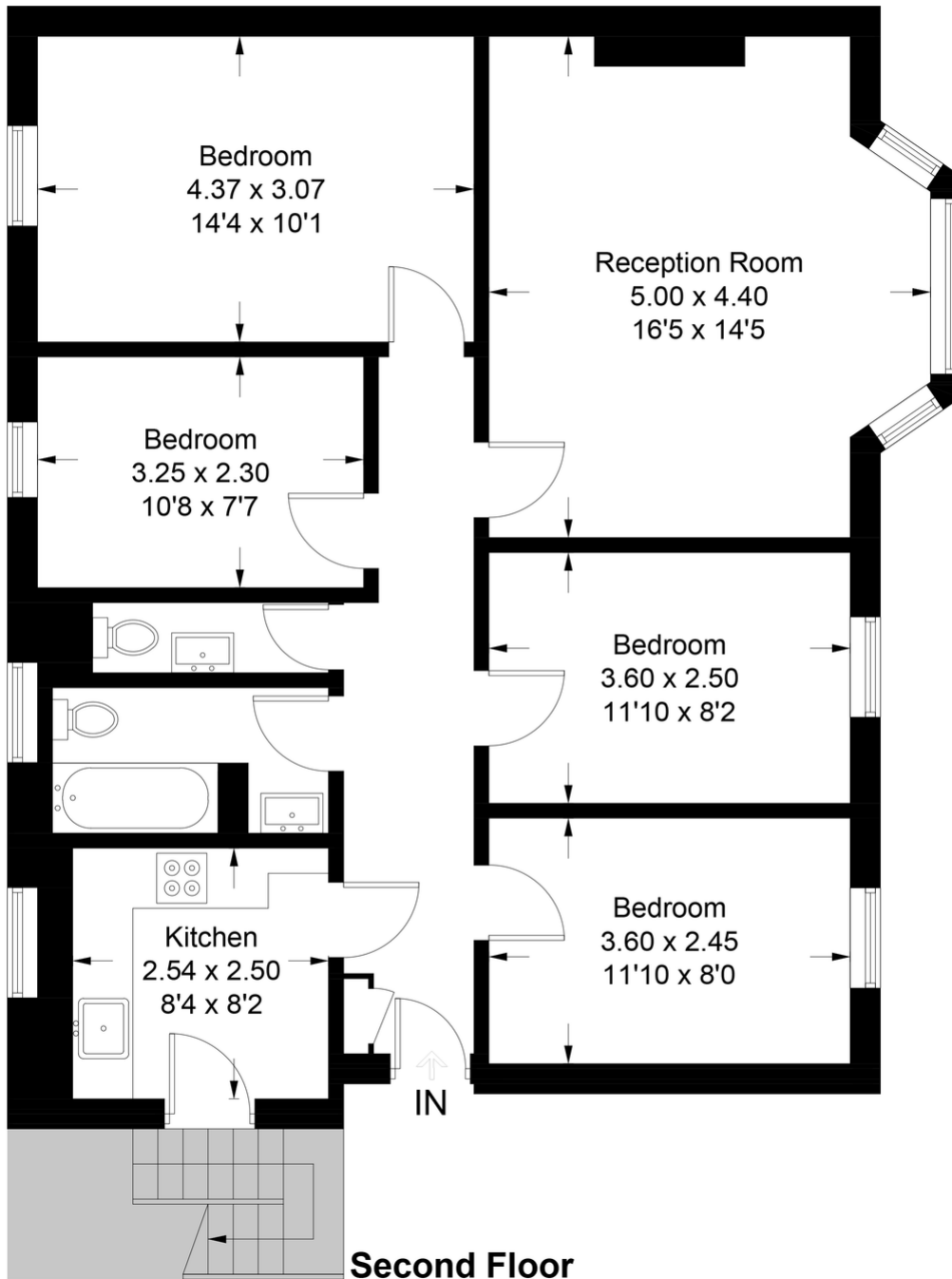
- Four Bedroom apartment
- No onward chain



This beautifully presented apartment in a popular art-deco block on the high road offers excellently flexible accommodation with four bedrooms, a large and bright reception with feature bay window, separate modern kitchen and bathroom. The flat is offered to the market with no onward chain, a very long leasehold and internal accommodation of approx 927 sq ft. Leigham Hall is a well run block just moments from Streatham Hill station and the wonderful array of shops, bars and restaurants of the area.

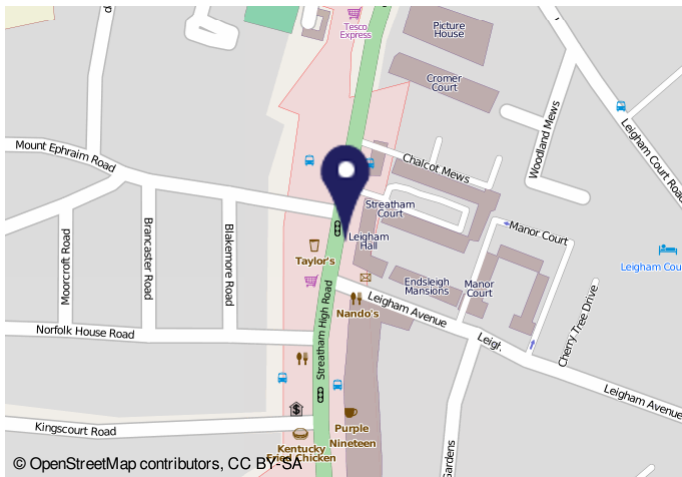
Leigham Hall

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



Second 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. (ID728369)



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Energy performance certificate (EPC)



Property type
Top-floor flat

Total floor area
76 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 on landlords' obligations and exemptions here: <https://www.gov.uk/guidance/landlords-obligations-and-exemptions>

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.](#)

How this energy certificate digital certificate was generated: <https://www.gov.uk/guidance/how-to-use-an-energy-certificate>

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.