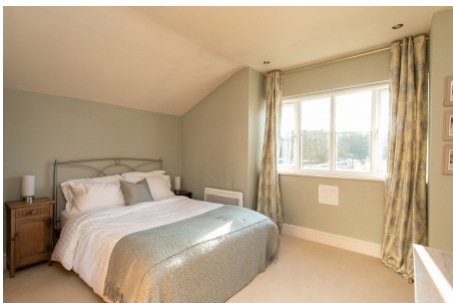


Leigham Court Road , Streatham SW16

Tenure: Leasehold Borough: Lambeth

£450,000

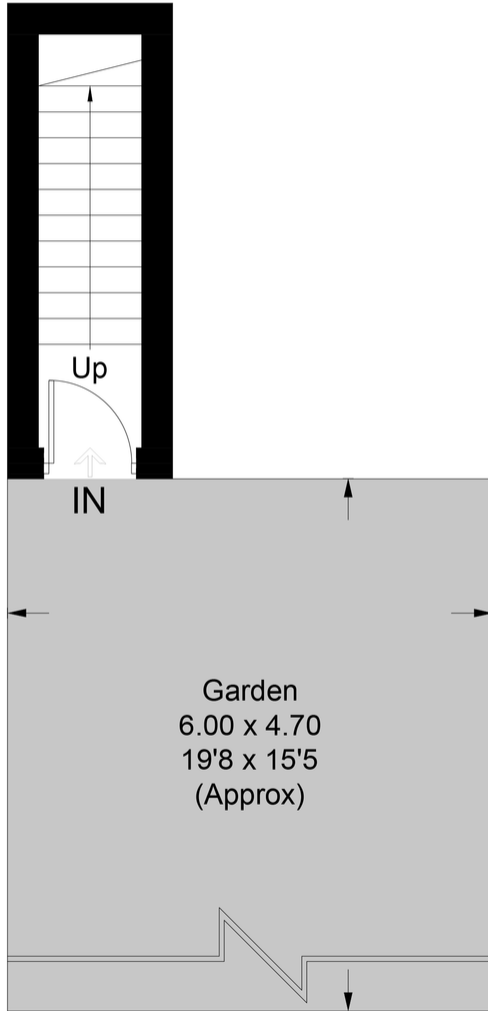
- Moments from Streatham Hill station
- Private, south-facing garden



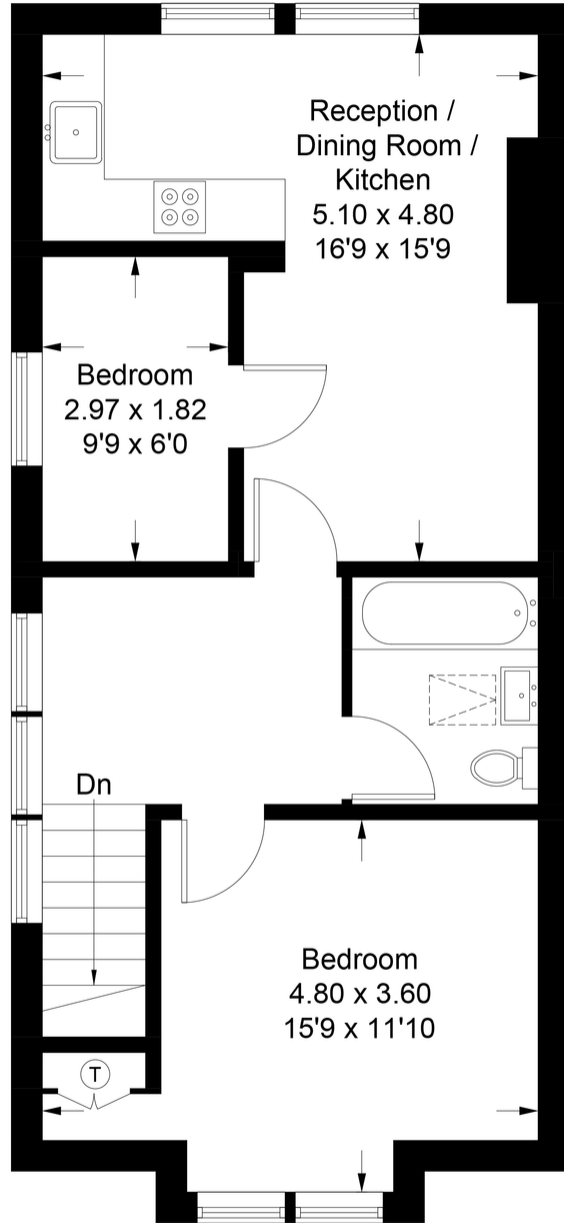
This lovely two bedroom apartment has an incredibly cottagey feel and a real sense of private space. With its own private garden set among attractive, securely-gated grounds there is a real sense of escape. Located just moments walk from the excellent rail links of Streatham Hill station it offers an excellent central location and great access to brilliant shops, bars and restaurants. The property has a 983 year lease, private parking and is beautifully presented.

Leigham Court Road

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft

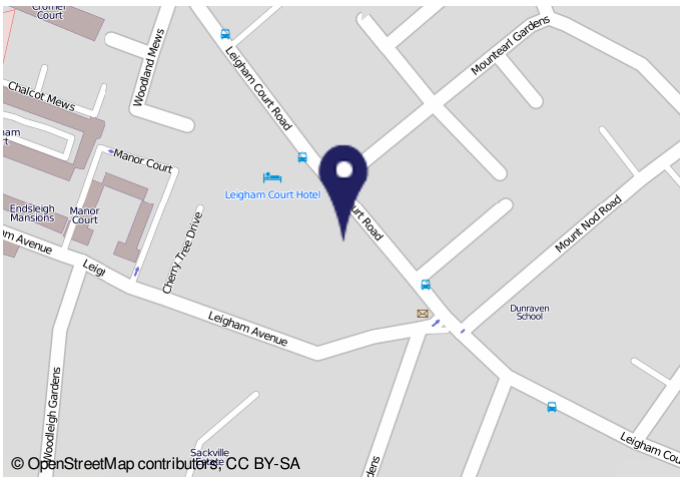


Ground Floor



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. (ID721307)



Energy performance certificate (EPC)

FLAT 1, THE LODGE, 21 LEIGHAM COURT ROAD, LEIGHAM, SA1 1NS, SA1

Energy rating: **D**

Valid until 27 January 2031

Certificate number: 8160-2682-3490-2120-5481

Property type: Top-floor flat

Total floor area: 53 square metres

Rules on letting this property: Properties can be rented if they have an energy rating from A to E.

Energy efficiency rating for this property: This property's current energy rating is D. It has the potential to be C.

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.