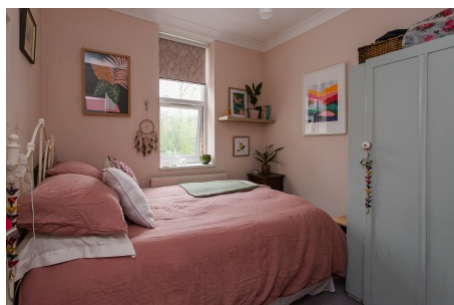


## Leigham Vale, Tulse Hill SW16

Tenure: Leasehold Borough: Lambeth

**£269,500**

- **Lovely one bedroom flat**
- **Very close to Tulse Hill station**



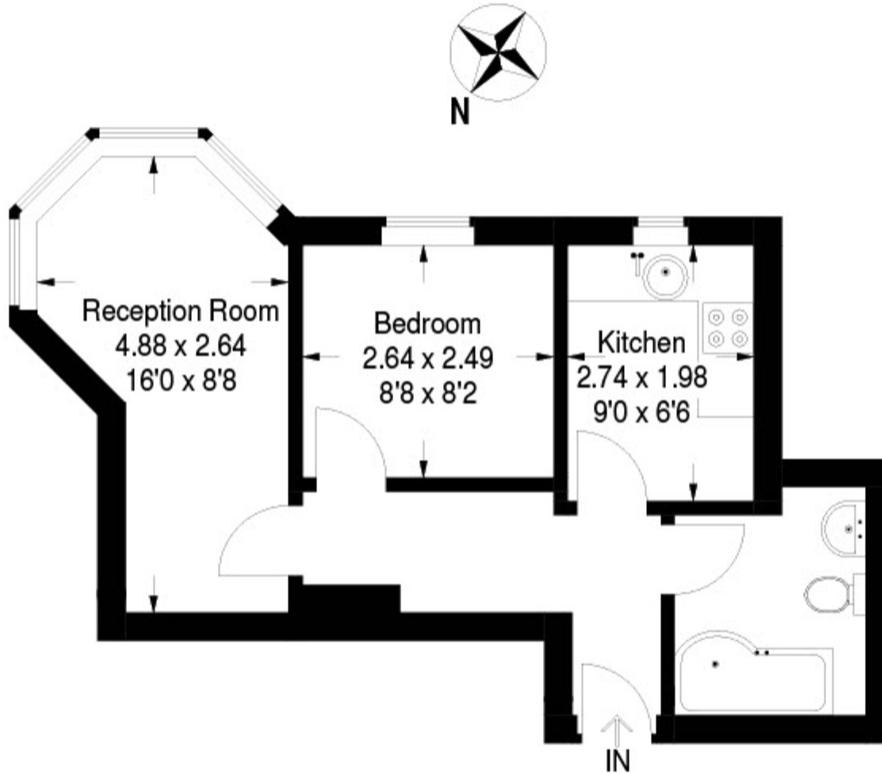
An excellent one bedroom conversion flat a short walk from Tulse Hill station and the excellent amenities of Streatham Hill. The property is presented in excellent order throughout and comprises double bedroom, modern bathroom and kitchen and excellent reception room with stunning window that forms part of the buildings turret.

Tenure: Leasehold

Lease length: 116 years remaining

# Leigham Vale

Approximate Gross Internal Area  
34.9 sq m / 376 sq ft

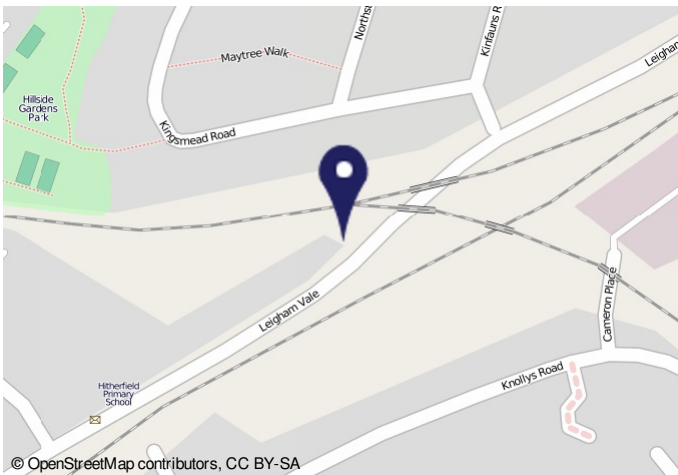


## First Floor

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. (ID133295)



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20442021-00-07 Energy performance certificate (EPC) - Floor energy certificate - 0001/08

Energy performance certificate (EPC)		Issue date	31 May 2021
PLG 1 Leamington Leamington Leamington	Energy rating	Current rating	C
Property type	Mid-floor flat		
Total floor area	32 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 exemptions and associated costs <https://www.gov.uk/guidance/energy-ratings-for-rented-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.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales the average energy rating is D the average energy score is 60.

**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.