



LEIGHAM COURT ROAD, SW16  
GUIDE PRICE £500,000 SHARE OF FREEHOLD

**Winkworth**





## LEIGHAM COURT ROAD, SW16

Offering over 1,000 sq. Ft. of living space, this unique three double bedroom, top floor apartment is set within a detached red brick Victorian villa and offers beautifully presented and practical family-friendly accommodation.

We are delighted to offer for sale this charming upper apartment. Set back from Leigham Court Road close to Streatham Common North, the property occupies the whole top floor of a handsome, detached and double-fronted late Victorian merchant's villa and is situated adjacent to the wide green open spaces and English Heritage protected Rookery Gardens by Streatham Common. The grand ground floor entrance hall has an impressive staircase leading up through the property to the apartment which is on the second (top) floor. As you enter the apartment there is a wide entrance hallway with wooden floors. This leads to the living accommodation which comprises: three double bedrooms, a spacious 16ft x 14ft reception room, a family bathroom, and a fitted kitchen with a breakfast bar. This exceptional apartment offers lots of well-proportioned living space and peace and quiet. An additional benefit is the designated off-street parking space to the front of the house, and you have a private lock-up garage which is located to the rear of the property. There is also a communal garden at the rear of the building, which is perfect for summer entertaining. There are plenty of local amenities, shops and restaurants both in Streatham and West Norwood. Leigham Court Road itself is home to sought-after schools and commuting into the City and West End is easy from either Streatham Hill, West Norwood or Streatham (Thameslink) stations.

### AT A GLANCE

- Detached Late Victorian Villa
- Lateral Conversion Apartment
- Top Floor
- Three Double Bedrooms
- Reception Room
- Fitted Kitchen with Breakfast Bar
- Family Bathroom
- Off-Street Parking
- Garage
- Communal Garden
- Share of Freehold (996 years left)
- Council Tax Band: C (Lambeth)
- Sole Agent

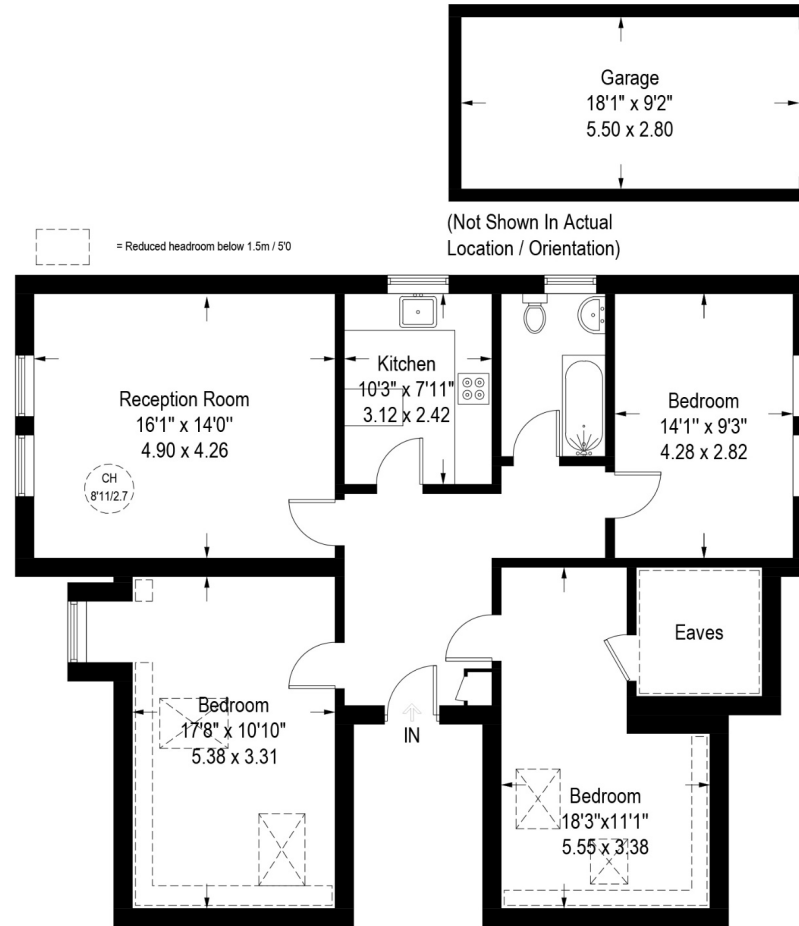






# Leigham Court Road, London, SW16

Approximate Gross Internal Area = 989 sq ft / 91.9 sq m  
 Reduced Headroom = 92 sq ft / 8.6 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1247 sq ft / 115.9 sq m



## Second Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID944914)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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