

The Lodge, Leigham Court Road, SW16

1 1 1

£275,000 *Leasehold*

KEY FEATURES

- Smart one-bedroom apartment
- Set within a striking Grade-II listed building
- Bright open-plan kitchen and living area
- Contemporary bathroom with walk-in shower
- Allocated private off-street parking space
- Expansive communal rear gardens
- Large traditional sash windows
- Excellent Streatham Hill transport links

Set within a handsome Grade-II listed period building, this smart one-bedroom apartment offers a bright, well-proportioned layout complemented by allocated off-street parking and access to expansive communal gardens. The front door opens into a practical entry space that leads directly into the heart of the home. The open-plan kitchen and living area forms a bright and versatile hub. The contemporary kitchen is neatly arranged with sleek white and grey cabinetry, white quartz worktops, and integrated oven, fridge and washer-dryer leaving comfortable space for a relaxed seating and dining area. Large traditional sash windows flood the room with natural light and frame the space beautifully. The double bedroom, with electric blind, provides a peaceful and cosy retreat, while the modern bathroom is smartly finished with clean white tiling, a contemporary vanity unit, and a walk-in waterfall/ rainfall shower enclosure. Externally, residents benefit from an allocated private off-street parking space behind electric gates at the front of the imposing building, with access to beautifully maintained, expansive communal lawned gardens to the rear. The Lodge, Leigham Court Road is a prominent residential street ideally positioned to take advantage of the vibrant amenities of Streatham Hill. The property is within easy reach of Streatham Hill station, providing direct and rapid rail links into London Victoria, Clapham Junction, and London Bridge. The bustling Streatham High Road is just a short stroll away, offering an eclectic array of independent cafés, artisan bakeries, popular restaurants, and major supermarkets. For downtime enjoying nature, the expansive green open spaces of Tooting Bec Common and Streatham

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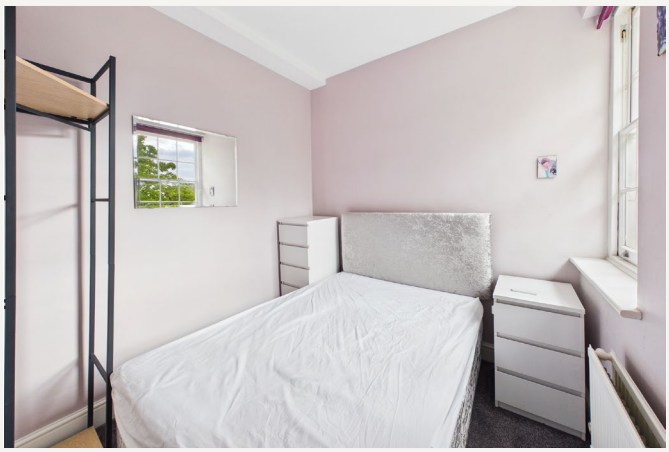







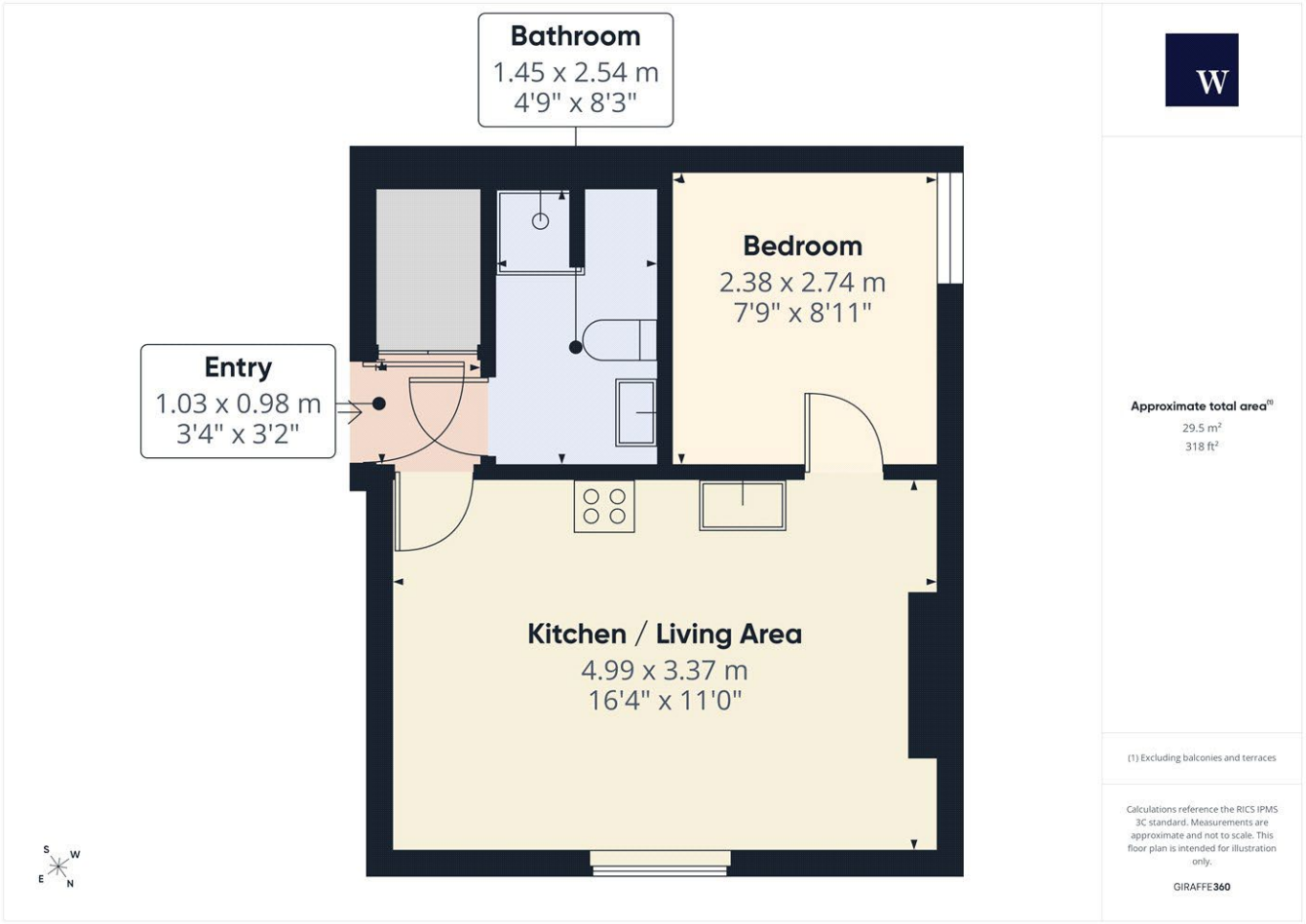

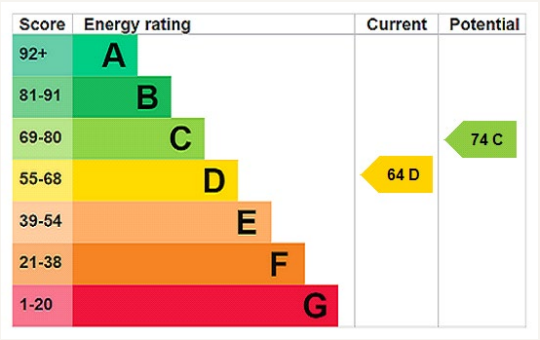

MATERIAL INFO

Tenure: Leasehold
Term: 976 year and 3 months
Service Charge: £5473.38 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: B
EPC rating: D

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