



## Leigham Avenue, SW16

Offers over £400,000 *Leasehold*



### KEY FEATURES

- Two bright double bedrooms
- Spacious Art Deco reception room with garden views
- Separate fitted kitchen with leafy outlook
- Well-proportioned modern bathroom
- Secure gated garden community with neighbourly spirit
- A few driveway parking spots available
- Excellent local amenities and transport links

Nestled within the striking Art Deco Manor Court development, this charming two-bedroom apartment offers a wonderful blend of period character, community spirit, and modern practicality. Set within a secure, gated garden enclave with a friendly community and beautifully maintained communal grounds, the home welcomes you through a bright entrance hallway that sets the tone for the light-filled spaces beyond. At the heart of the apartment lies a spacious reception and dining room, bathed in natural light from a large bay window with a lovely outlook over the gardens—ideal for relaxing or entertaining. The separate kitchen is thoughtfully arranged, with leafy views and access to a convenient fire escape. The principal bedroom enjoys generous proportions, fitted wardrobes, and a peaceful garden aspect, while the second bedroom is a comfortable double—currently arranged as a flexible home office or guest room. The bathroom is fresh and bright, complete with a shower and clever storage solutions. Original wooden floors run through the hallway and living areas, adding warmth and a sense of heritage. Outside, the communal gardens offer tranquil spaces to unwind, meet neighbours, or simply enjoy the greenery. The development also benefits from a few parking spaces available on the driveway for residents' use. Perfectly located just off Streatham High Road, you'll find an abundance of independent cafés, restaurants, gyms, and everyday essentials close by. Transport links are excellent, with Streatham Hill station offering direct trains to Crystal Palace and London Victoria, Streatham station providing Thameslink services into the City and London Bridge, and Brixton tube just a short bus ride away.

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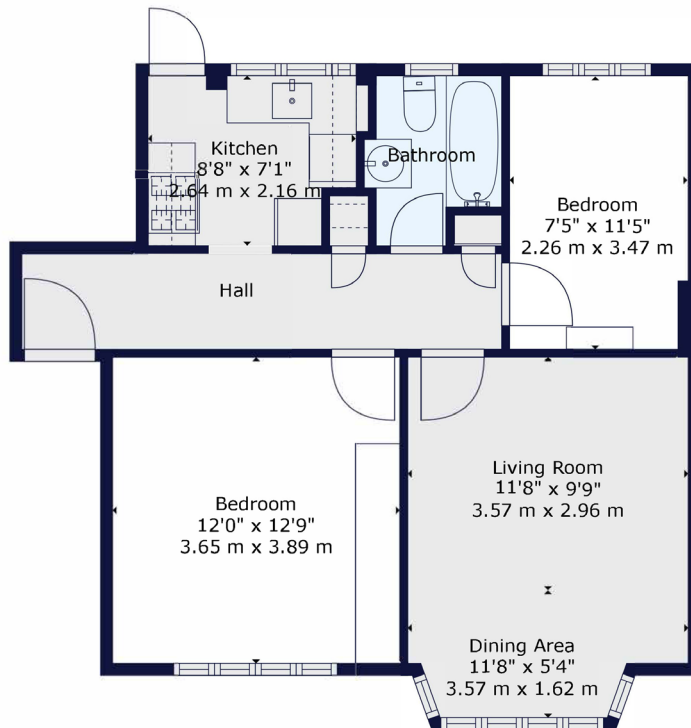
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**TOTAL: 611 sq. ft, 57 m<sup>2</sup>**  
FLOOR 1: 611 sq. ft, 57 m<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** Over 900 years  
**Service Charge:** £2600 per annum  
**Council Tax Band:** B  
**EPC rating:** To be confirmed

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