



LEIGHAM COURT ROAD, SW16
£350,000 SHARE OF FREEHOLD

Winkworth



LEIGHAM COURT ROAD, SW16

A quiet, upper floor (second floor) two double bedroom mansion apartment set within secure, large, mature gardens by Streatham Common.

Available exclusively with Winkworth, this quiet second floor property by Streatham Common is set back from Leigham Court Road, surrounded by lots of greenery and the lovely, well-maintained communal gardens. Resident's parking within the secure gated grounds is possible as is the option to separately lease a garage (subject to availability and separate negotiation). The property offers two bedrooms, a bathroom with white fittings, a basic but clean and fitted kitchen with space for all the usual appliances and a reception room with French doors leading onto a balcony overlooking the communal gardens. The apartment retains many of the charming 1930's "Art Deco" features and is double-glazed throughout and benefits from communal heating and hot water that are included in the service charges. Offered with a share of freehold (985+ year lease underlying lease), Benhurst Court has an active residents' association, a caretaker/porter, communal cleaners and gardeners. The buildings have been recently upgraded with smartly presented and secure communal areas. The nearest transport into Central London is from Streatham Common, Streatham Hill and West Norwood train stations. There are buses outside (including night buses) that connect to Crystal Palace, Croydon and Clapham Common.

AT A GLANCE

- 1930's 'Art Deco' Mansion Block
- Two Bedrooms
- Bathroom
- Reception Room
- Fitted Kitchen
- Private Balcony
- Quiet Streatham Common Location
- Extensive Mature Communal Gardens
- Residents' Parking
- Share of Freehold (985+ years left on the Lease)
- Lambeth Council tax Band:
- Sole Agent

LOCATION

Streatham Common




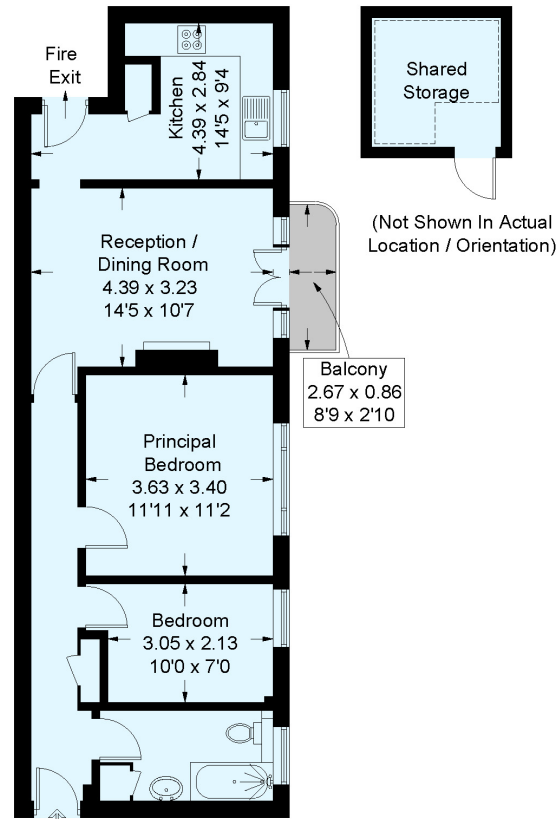


Benhurst Court, SW16

Approximate Floor Area = 61.3 sq m / 660 sq ft
Including Limited Use Area (6.0 sq m / 64 sq ft)



 = Reduced head height below 1.5m



Second 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. (ID957418)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(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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