



## Leigham Court Road, SW16

Offers IEO £475,000 *Leasehold*



### KEY FEATURES

- Two double bedrooms
- Private garden and patio with separate side access
- Spacious reception room
- Separate kitchen with dining space
- Off-street parking (first come first served)
- Excellent transport links nearby
- Chain Free

Tucked behind a leafy frontage, this charming two-bedroom garden flat occupies the ground floor of an attractive period building just moments from Streatham Common.

With generous proportions, a private garden with side access, and a layout that blends period elegance with modern comfort, the home offers an ideal setting for first-time buyers or those seeking a peaceful retreat within easy access of local life. The flat opens into a long hallway that connects each space with an easy flow. To the front, the principal bedroom features two tall bay windows offering garden views. To the rear, the spacious reception room is filled with natural light, with French doors opening directly onto a private patio and garden - perfect for relaxing and entertaining. A separate breakfast kitchen offers smart cabinetry, good worktop space, and room to dine.

The property benefits from a generous private garden and excellent transport links including Streatham, Streatham Hill and West Norwood stations. Residents also enjoy nearby green spaces, coffee shops and local amenities.

### Streatham

0208 769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

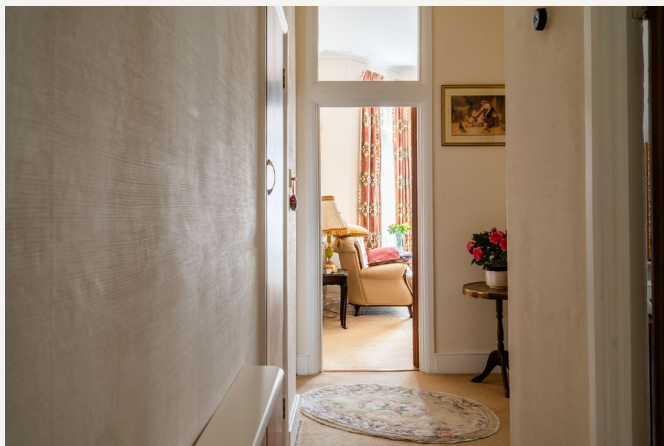
**Winkworth**

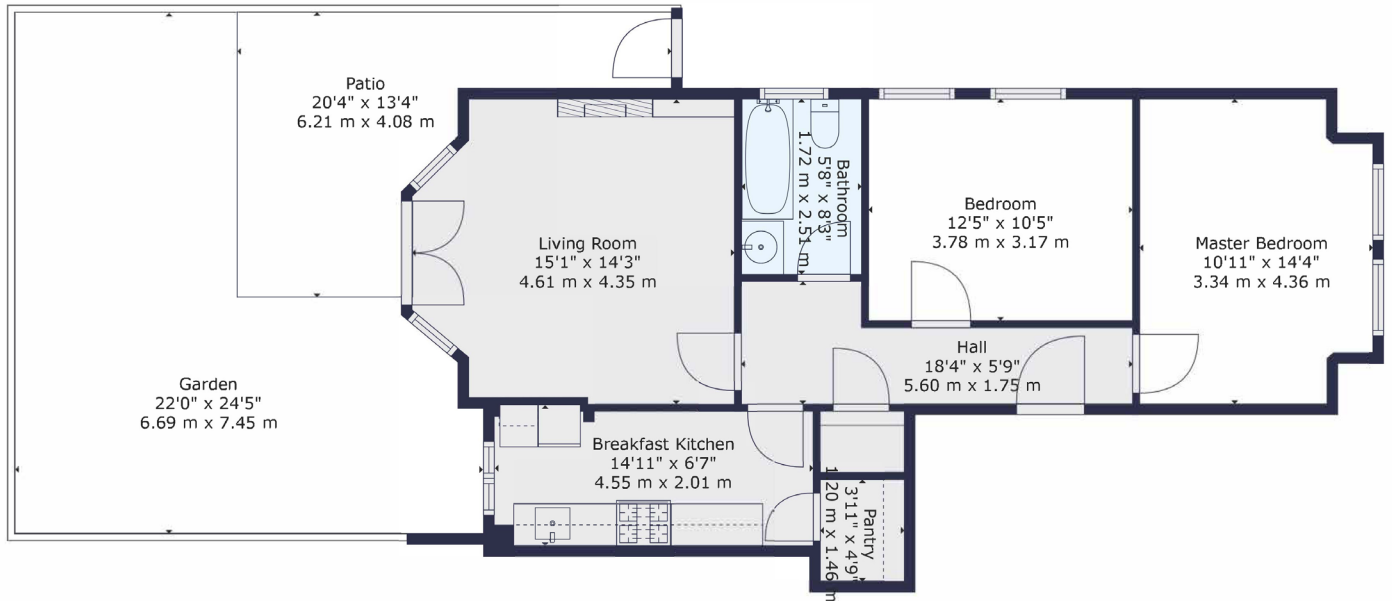
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**TOTAL: 754 sq. ft, 70 m<sup>2</sup>**  
FLOOR 1: 754 sq. ft, 70 m<sup>2</sup>

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 173 years and 5 months

**Service Charge:** £1700 per annum

**Ground Rent:** £10 Annually

**Council Tax Band:** C

**EPC rating:** D

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